



## 57 Opah Street, Marsden Park FOR SALE



### Brand-New North-Facing Immaculate Family Home in Ideal Location

Nestled in the rapidly expanding Marsden Park suburb, this meticulously designed luxurious retreat seamlessly marries elegance with an array of amenities, catering to all aspects of contemporary family living. This nearly new, cutting-edge residence boasts soaring ceilings throughout, offering an array of open living areas and cozy hideaways, effortlessly connecting indoor and outdoor spaces to create unparalleled entertainment possibilities.

Featuring sleek finishes, the captivating open layout of the home optimizes both comfort and practicality. As you enter the home, a formal living room welcomes you, along with a second living space and a combined kitchen and dining area that fosters an inviting ambiance. The seamless transition from these living spaces to the modern kitchen and dining room is ideal for hosting gatherings and making enduring memories. Natural light bathes the multiple living areas, which flow effortlessly to the outdoor alfresco area equipped with a built-in BBQ and storage space, setting the stage for everyday living.

The well-appointed kitchen boasts top-of-the-line appliances, 40mm Caesarstone countertops, a 5-burner gas cooktop, a 900mm oven, a dishwasher, an island countertop, an eat-in breakfast bar, and a walk-in butler's pantry with a built-in microwave, an extra sink, and mirrored backsplashes. Abundant storage space enhances your culinary experience.

Accommodations comprise five generously sized bedrooms, with four featuring built-in robes and ceiling fans. The master bedroom is a true sanctuary, offering a walk-in wardrobe, a luxurious private ensuite with his and hers basins, a bathtub, and a balcony. The first bedroom is conveniently located downstairs, making it ideal for multi-generational families. All three bathrooms are meticulously crafted, featuring floor-to-ceiling tiles.

Notable features include:

- LED lighting and stylish fixtures
- Ceiling fans throughout the home
- Upstairs hardwood flooring and downstairs tiled flooring
- Two designated study areas, one with access to a storage room downstairs and another upstairs with an additional built-in robe
- Upstairs rumpus room
- Remote-controlled lock-up garage with epoxy flooring, a kitchenette, built-in robes, and internal access



**Amit Kumar**

Principal - Amit Kumar Property

**M:** 0422 256 468

**E:** amit.kumar@smileelite.com



**Siya Sachdeva**

Associate - Amit Kumar Property

**M:** 0473 955 832

**E:** siya.sachdeva@smileelite.com

- Internal laundry with a stone countertop and ample storage

Location Highlights:

- 6 minutes drive to Northbourne Public School
- 3 minutes drive to the upcoming Melonba High School commencing Term 1 2024
- 5 minutes drive to Elara Village Shopping Centre
- 14 minutes drive to Schofields Station
- Easy commute to Westlink M7 off Richmond Road
- Multiple parks nearby

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however, we cannot guarantee it. All interested person/s should rely on their enquiries.

### Features

Alarm System  
Built-In Robes  
Floorboards  
Rumpus Room  
Study  
Balcony  
Remote Garage Door  
Secure Parking  
Air Conditioning



**Amit Kumar**

Principal - Amit Kumar Property

**M:** 0422 256 468

**E:** amit.kumar@smileelite.com



**Siya Sachdeva**

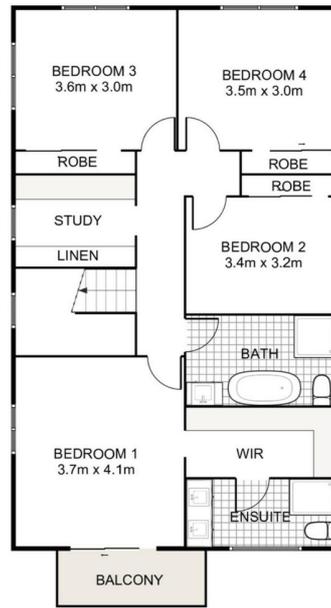
Associate - Amit Kumar Property

**M:** 0473 955 832

**E:** siya.sachdeva@smileelite.com



GROUND LEVEL



FIRST LEVEL

DISCLAIMER: Whilst we deem this information to be reliable, we cannot guarantee its accuracy and accept no responsibility for such. Interested persons should rely on their own enquiries.

Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.