



**SOLD**

## SUITABLE 'DUAL OCCUPANCY' FAMILY HOME WITH POOL - OFFERS OVER \$590,000

Be quick to view this well located two level home in booming Marsden. It is minutes from schools, day care centres, transport shopping hubs & Train. If you are hoping to find a well presented home for your family with separate areas for teenagers, or multi generational living, this could be the one! Quite a lot of renovations have been completed, so inspection a must to appreciate the value on offer with this property. The owner is relocating to be near family, and all offers will be presented.

Some of the features include:

### Upstairs:

Main entry to the house opens to a light filled, open plan air conditioned living area, dining and kitchen. Fresh light coastal decore, raked ceilings and easy care flooring add great style to this functional plan. The dining area opens to a covered verandah with views of the yard and pool. The galley kitchen has stainless electric stove, dishwasher and double sinks. Three bedrooms which have built in wardrobes, ceiling fans and security screened windows. The family bathroom has separate shower, full size bath, and a separate toilet.

### Downstairs:

Enter the large and stylish open plan rumpus room, with gorgeous new flooring and fresh paint. This is an ideal entertainment hub for the house, a teenagers retreat, or extra room for multi generational living. The rumpus room opens to a covered alfresco area by the pool and built in barbeque area. A generous kitchenette which looks the part of a Pizza shop with the white brick arch, white tiles and bar styling is a great bonus for this property, ideal for relaxing, the name of the game! Bonus separate room ideal for a study, or office is currently being used as a spare bedroom, has its own entrance. Other rooms include a Bathroom with shower, hand basin and toilet. A super sized laundry which has room for quite a few machines, folding tables, ironing and sewing nook.

3 BED | 2 BATH | 2 CAR

PRICE:  
\$635,000

OPEN FOR INSPECTION:  
N/A



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Approx Sqm  
 Inside Areas - 145.7 Sqm  
 Outside Areas - 86.5 Sqm  
 The Total Areas - 232.2 Sqm



### 2 Ash Street, Marsden

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.