



## FOR LEASE

### STUNNING 4 BEDROOM HOME IN SOUGHT AFTER MARSDEN HEIGHTS ESTATE

Nestled on a generous 800 square metre block in ever popular Marsden Heights Estate, this impressive 4-bedroom family home offers the perfect blend of comfort, space, and convenience. With its thoughtful design and premium features, this property presents an exceptional rental opportunity for families seeking quality living in one of Bathurst's most sought after neighbourhoods.

Step inside to discover a well-appointed home featuring four spacious bedrooms. The heart of the home boasts a modern kitchen complete with dishwasher, making meal preparation and cleanup effortless.

- Built-in wardrobes to 3 bedrooms and a large walk-in-robe and stunning ensuite to the main bedroom
- Ducted heating and cooling for year-round comfort
- Modern kitchen with dishwasher and walk-in-pantry
- Excellent media room
- Stylish modern bathrooms

The outdoor lifestyle opportunities are truly exceptional. The fully fenced 800 square metre block provides privacy and security, while multiple entertainment areas including a deck and dedicated outdoor entertainment space make this home perfect for hosting family gatherings and weekend barbecues.

- Fully fenced 800sqm block for privacy and security
- Multiple outdoor entertainment areas including an amazing timber deck
- Double garage with large driveway for extra parking
- Generous private yard space perfect for families
- Oversized garden shed
- Fire pit

This exceptional family home combines modern comfort with style in one of the area's most desirable locations. With its generous proportions, quality features, and family-friendly design, this property offers an outstanding rental opportunity that won't last long in today's competitive

4 BED | 2 BATH | 2 CAR

PRICE:  
\$730 per week

OPEN FOR INSPECTION:  
N/A



**Leanne Hurley**  
**0417655002**  
leanne@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)