

Find the one to call home.



Lot 6414 Abell Road,
Marsden Park
NSW 2765



Key Inclusions

- Main entry door by YKK with keyless entry
- Caesarstone benchtops, waterfall to kitchen island
- Fisher & Paykel appliances including dishwasher and microwave
- Parisi fixtures and fittings throughout
- Four zone ducted air conditioning, smart phone connectivity
- LED downlights throughout, feature eave lights to facade, smart device connectivity by Legrand
- Fly screens to all operable windows
- Colourbond roof with roof ventilation system
- Landscaped front and rear yards, gardens to front, fence to boundaries, letterbox and clothesline
- Colour through finished driveway

Specification - SHAWOOD Gen III

Included upgrade packages - Elegance, Elevate, Evolve, Excellence

Location

Elara is a unique community offering everything your family needs to live, work and learn. It's close to shops, transport links and schools, and you can trust every aspect of this masterplanned community has been carefully considered to help you live your best life.

House Type	Elevation	House Size	Land Size
SW50A	5.0	290m ²	404m ²

FIXED House & Land Package Price

\$1,560,000

SHAWOOD

House Type
SW50A

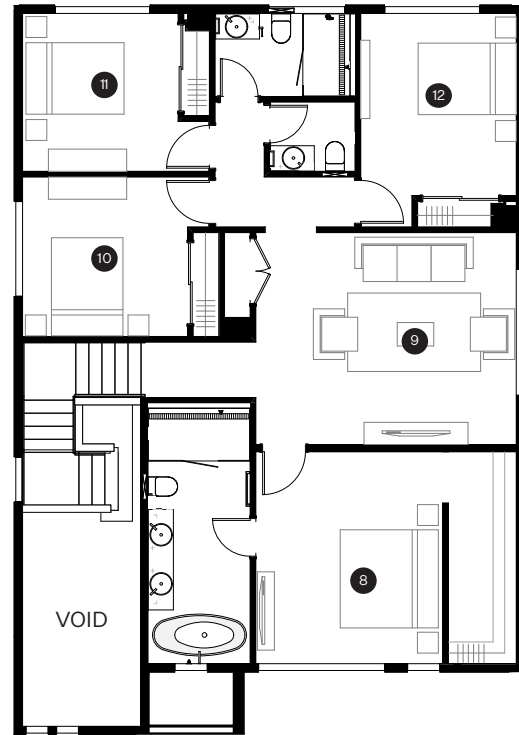


Ground Floor

- 1 Entry
- 2 Lounge 4.0 x 2.2
- 3 Living 6.1 x 3.7
- 4 Dining 4.9 x 2.8
- 5 Kitchen 4.9 x 2.8
- 6 Games 4.0 x 3.0
- 7 Alfresco 5.4 x 3.0

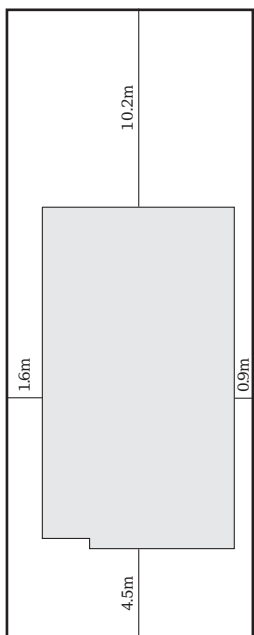
Upper Floor

- 8 Principal suite 4.0 x 3.5
- 9 Living 2 5.0 x 4.0
- 10 Bedroom 2 3.1 x 3.0
- 11 Bedroom 3 3.0 x 3.0
- 12 Bedroom 4 3.5 x 3.0

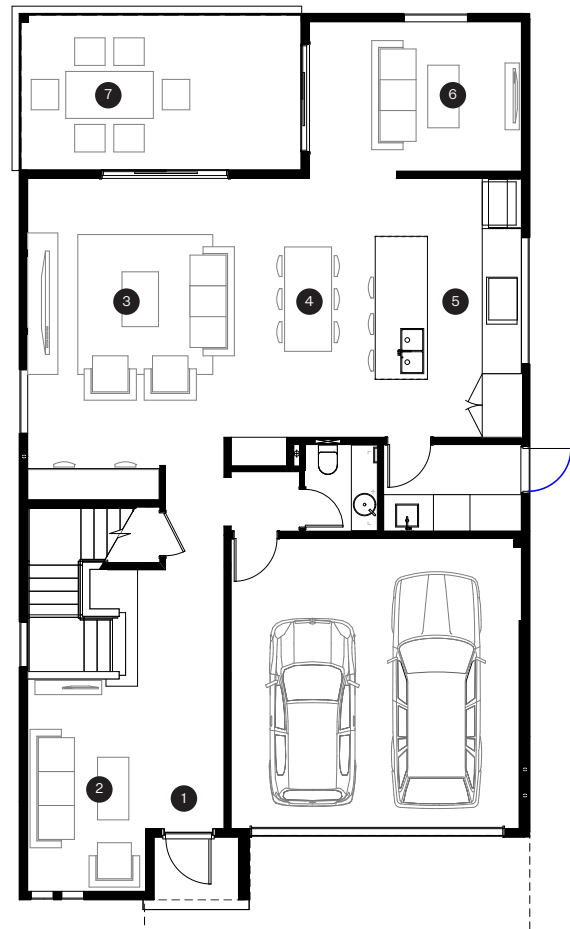


Upper Floor

Site Plan



Abell Road



Ground Floor