

Sold



## 28 Marlin Ave Eden

### CRUSH ON YOU

Cracking 3 bedroom plus study home set on a 1125m<sup>2</sup> block adjoining foreshore reserve giving access to the Lake Curalo estuary walking/cycle track winding round to the crystal clear break of Aslings Beach and Ben Boyd National Park. Spacious throughout, the split-level home comprises main living (split system) flowing through to family/dining (s/c heating) with an eye catching soft close kitchen complete with stunning 6 burner gas range, dishwasher, breakfast bar and pantry as the centre piece. The whole living space leads out to large deck/covered alfresco living/bbq area, all bedrooms are generous in size (brs 2 & 3 BIRs), master, WIR & ensuite, the main bathroom includes spa bath/shower, vanity & sep. wc. The internally accessed under house garaging/workshop area is substantial with laundry plus an additional utility/rumpus room complete with wc & vanity. Fully established and landscaped surrounds including a tiered rear yard & garden shed. **Catch the big one on Marlin!**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

🛏️ 3 🏠 2 🚗 2 📏 1,125m<sup>2</sup>

<b>Price</b>	SOLD for \$750,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1545
<b>Office Area</b>	0
<b>Land Area</b>	1,125 m <sup>2</sup>

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

174 Imlay St Eden NSW 2551  
Australia  
02 6496 3583

