



Ultra-private villa in a premier garden complex



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21/145 Balaclava Road, Marsfield

Sold Prior To Auction for \$1,150,000 (Aug 06, 2025)

Combining house-like proportions with the ease of townhouse living, this stunning retreat delivers effortless comfort in a tranquil, resort-style setting. Tucked away within the beautifully manicured grounds of ‘Amberley Gardens’, its sun-drenched northerly aspect and absence of overlooking neighbours make it truly unique. Crafted for seamless indoor/outdoor entertaining, both the bedrooms and living space extend to private alfresco retreats, perfectly orientated for year-round alfresco enjoyment. A fusion of scale, serenity and turn-key appeal, premium facilities include an indoor pool, sauna and fully-equipped gym. With direct access to Dunbar Park, there’s also bus services at the door, while a short stroll leads to the Metro station, Macquarie Centre and quality schools, making it the quintessential lifestyle offering for homebuyers of every age.

- Total 239sqm on title, with only one common wall and no overlooking neighbours
- Elegant living area with a separate dining space adjacent to the gourmet kitchen
- Expansive northeast-facing pergola terrace perfect for year-round alfresco dining
- Modern European-appointed kitchen with gas cooking and stone countertops
- Private parents’ retreat enjoys direct access to the sun-filled lush garden terrace

Property ID:	L35002648
Property Type:	Apartment
Garages:	2

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- Walk-in robe and a fully tiled ensuite bathroom to the master bedroom
- 2nd double bedroom flows seamlessly to an additional outdoor terrace/courtyard
- Family bathroom includes a deep bathtub, dual vanity and separate shower
- Near-new ducted air conditioning with three zones and smart-controlled automation
- Ceiling fans in both the bedrooms, excellent cross-flow ventilation
- Internal laundry with storage, garden shed and two lock-up garages with power
- Communal indoor pool and spa, sauna, gym and manicured gardens
- Direct access to Dunbar Park and just 170m to Macquarie and Parramatta bus services
- Stroll to Woolworths shops and express city buses from Epping Road
- 1.4km to Macquarie Uni Metro and 1.6km to Macquarie Centre shops
- Zoned for Kent Road Public School and just 1.7km to Epping Boys High