




4A Beasley Street, Marden

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## Luxurious Lifestyle Property

Built in 2011 and constructed to the highest standards, this luxurious two storey residence is perfectly positioned on a low maintenance 382sqm allotment, delivering exceptional space, quality and functionality in a tightly held and highly desirable location.

An impressive wide entrance hall with soaring ceilings immediately sets the tone, flowing through to the warmth of stunning polished timber flooring throughout the ground floor. Thoughtfully designed for both everyday living and entertaining on a grand scale, the home offers an outstanding balance of style and practicality.

At the heart of the home is the quality kitchen, showcasing stone benchtops, five burner gas cooktop, Bosch dishwasher and a generous walk-in pantry, all overlooking the expansive open-plan living and dining area. This space seamlessly connects to the cleverly designed alfresco zone, complete with full outdoor kitchen facilities, ceiling fan and split system air conditioning. Electronic blinds enclose the alfresco to create an additional living room, ideal for year round entertaining, opening out to a paved outdoor entertaining area surrounded by manicured gardens.

Upstairs accommodation comprises three generous bedrooms with plush carpeting. The large master suite is a private retreat featuring

**FOR SALE**  
Contact Agent

### AGENTS

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walk-in robes with a convenient laundry chute, built-in dressing table, ceiling fan, private balcony access and a stylish ensuite with floor to ceiling tiles. Bedrooms two and three have built-in robes and are serviced by a spacious family bathroom with bath and excellent storage. A dedicated home office area with expansive desktop and abundant drawer storage provides the ideal work from home solution.

Additional highlights include a powder room with floor to ceiling tiles, sought after under stair storage or wine cellar option, an enormous working laundry with exceptional storage, ducted reverse cycle air conditioning throughout, 6.6kW solar panels and a security system. The oversized double garage offers internal access to the home and direct access to the rear garden, completing this impressive residence.

Perfectly positioned just moments from the walking trails of Linear Park, with Marbella Espresso and Panini Bar almost on your doorstep, this is lifestyle living at its best. Marden and Walkerville Shopping Centres are a short walk away, with easy access to The Parade at Norwood. The location is hard to beat - approximately seven minutes to either the city or The Parade.

Families will appreciate the proximity to highly regarded schools, including easy access to numerous private colleges such as St Peter's College, Prince Alfred College, Wilderness School and St Andrew's School. Zoned to Marryatville High School, East Adelaide School and Vale Park Primary. Walking distance to specialist health services further enhances the everyday convenience of this exceptional address.

An outstanding opportunity to secure a beautifully finished home offering luxury, lifestyle and location.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- \* All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

## MORE DETAILS

Property ID 2DZ1FDZ  
Property Type House  
Land Area 382 m2

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Interested parties must rely solely on their own enquiries.



**GROUND FLOOR**



**FIRST FLOOR**

Ground Floor: 157m<sup>2</sup>  
 First Floor: 113m<sup>2</sup>  
 Alfresco: 29m<sup>2</sup>  
 Verandah: 13m<sup>2</sup>  
**Total: 312m<sup>2</sup>**



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**Disclaimer:** The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.