



7F Arabella Court, Marden

Sold by Marie Brus of LJ Hooker Adelaide Metro

Tucked within a quiet, leafy enclave just a short stroll from Linear Park, this stylish two storey townhouse offers relaxed modern living in a sought after inner eastern location.

Designed with light and space in mind, the ground floor features an open plan living and dining area that flows effortlessly to a private rear courtyard, perfect for alfresco entertaining. The contemporary kitchen is as practical as it is elegant, featuring stone benchtops, stainless steel appliances including a dishwasher, gas cooktop and a filtered water tap.

A separate laundry and guest powder room complete the lower level, while upstairs the spacious master bedroom boasts a walk-in robe and its own ensuite. Two additional bedrooms, both with built-in robes, are serviced by a central bathroom with a full sized bathtub.

Additional features include ducted air conditioning for year round comfort, a security system for peace of mind and a double garage with internal access and a storeroom.

Set in a beautifully maintained garden complex, the home is

3 2 2

FOR SALE
Contact Agent

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

conveniently located within walking distance to Marden Shopping Centre and the Klemzig Interchange and just minutes from Magill Road and The Parade cafe and shopping precinct. Zoned for Vale Park and East Adelaide Primary Schools and the ever popular Marryatville High and easy access to a number of prestigious private colleges. This an outstanding lifestyle or investment opportunity.

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	2DDVFDZ
Property Type	House
Land Area	165 m2
Including	Ensuite Air Conditioning Toilets (3)

Marie Brus 0418 844 502

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Mark Brus 0408 389 544

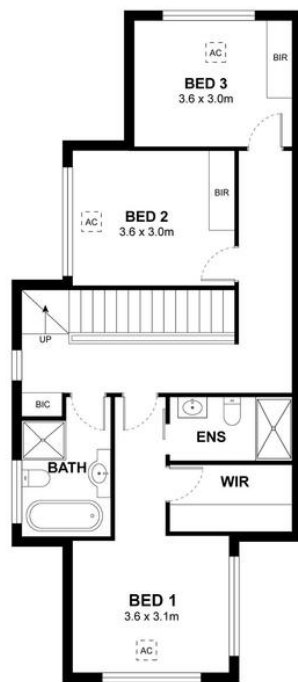
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FIRST FLOOR



GROUND FLOOR

Ground Floor - 103m²

First Floor - 71m²

Total - 174m²

Measurements are approximate



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