

1 Coneybeer Street, Marleston

Executive Living in a Sought-After Locale - Featuring a Rare Double Garage

Positioned in a highly desirable pocket of Marleston, this executive residence delivers the perfect balance of space, style and functionality - highlighted by a highly sought-after double garage, a true rarity in this thriving inner-west setting.

Thoughtfully designed for modern living, the generous floorplan offers three well-proportioned bedrooms, including a private master suite complete with its own ensuite. The additional bedrooms are serviced by a central bathroom, creating ideal flexibility for families, professionals or downsizers seeking comfort without compromise.

At the heart of the home, expansive open-plan living and dining areas provide a welcoming environment for both relaxed family time and entertaining guests. The seamless connection between indoor and outdoor spaces enhances everyday living, while the well-appointed kitchen anchors the home with practicality and style.

Natural light filters throughout, enhancing the sense of openness and warmth. The layout has been carefully considered to maximise

3 2 4

FOR SALE
\$1,025,000

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

liveability, storage and ease of movement - ensuring the home feels both spacious and functional.

Secure internal access from the rare double garage adds convenience and peace of mind, further elevating the home's executive appeal.

Perfectly positioned just minutes from the Adelaide CBD, public transport, shopping precincts and quality schooling, this is a refined opportunity to secure low-maintenance living in one of the inner-west's most tightly held locales - featuring prized Adelaide High School and Adelaide Botanic High School zoning.

Key Features

- Three spacious bedrooms
- Master suite with private ensuite
- Generous open-plan living and dining area
- Well-appointed kitchen with ample storage
- Central main bathroom
- Rare double garage with secure internal access
- Low-maintenance allotment
- Prime inner-west location close to CBD
- Adelaide High School and Adelaide Botanic High School zoning

An exceptional offering combining lifestyle, location and functionality - inspect with confidence.

Specifications

Title: Torrens Title

Year built: 2004

Land size: 302 sqm (approx)

Council: City of West Torrens

Council rates: \$1,372.60pa (approx)

ESL: \$145.70pa (approx)

SA Water & Sewer supply: \$187.03pq (approx)

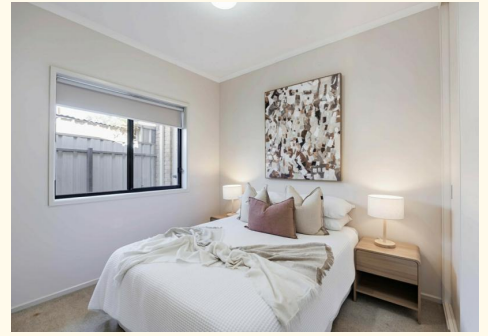
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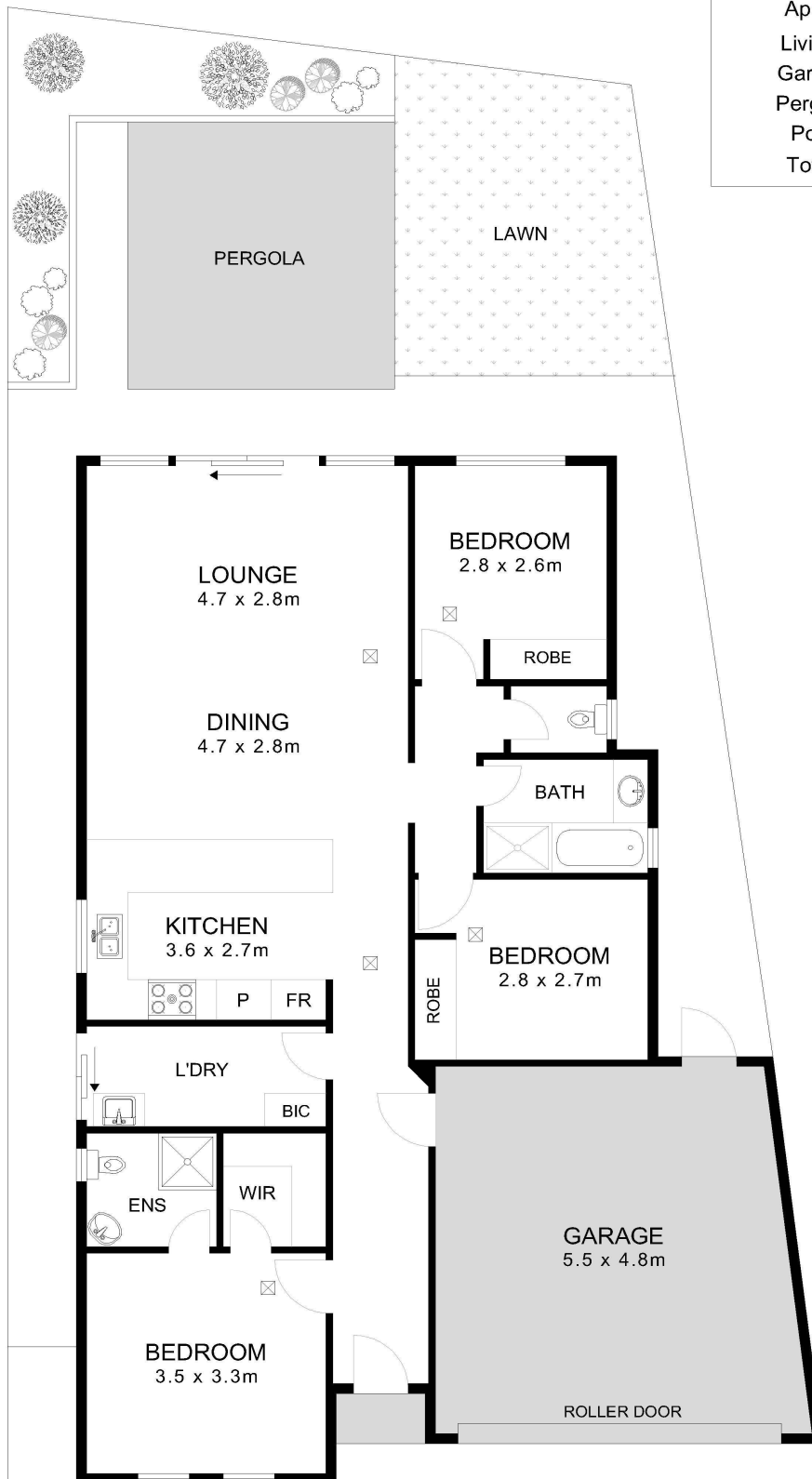
MORE DETAILS

Property ID Y9CHDM
Property Type House
Land Area 302 m2
Including Ensuite
Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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Approx Gross
 Living = 100m²
 Garage = 28m²
 Pergola = 16m²
 Porch = 1m²
 Total = 145m²

1 Coneybeer Street Marleston
 For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography

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