



13 John Street, Marleston

## Stylish Low-Maintenance Living in a Prime City-Fringe Location

Best Offers By Tuesday 16th June @ 12pm




Enjoy modern living in this stylish townhouse, perfectly positioned on a secure allotment. Thoughtfully designed to combine contemporary comfort with everyday practicality, it offers a low-maintenance lifestyle with easy access to both the city and the coast.

The ground floor forms the heart of the home, featuring an open plan living and meals area, flowing seamlessly from the kitchen. Boasting quality appliances including a 5 burner gas cooktop and dishwasher, plus a walk in pantry for added convenience. The laundry is fitted with storage, plus a separate powder room ideal for guests.

A striking wooden staircase leads to a versatile second living area, or ideal home office. The master bedroom features a ceiling fan, walk-in wardrobe plus an ensuite boasting dual vanities. Additional bedrooms both include built-in wardrobes. The main bathroom is well-appointed with a bathtub.

Outdoors, the home is perfectly designed for entertaining, featuring an undercover alfresco area and paved rear yard, ideal for busy families

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.

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### FOR SALE

Best Offers | \$870K - \$940K

### VIEW

Sat 30th May @ 2:20PM - 2:45PM

### AGENTS

Thanasi Mantopoulos  
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Justin Peters  
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### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

 LJ Hooker

or professionals. Secure off-street parking is provided by a lock-up garage, along with additional driveway parking positioned behind a secure fence.

This location delivers an ideal balance of convenience and lifestyle, positioned less than 10 minutes from the CBD with excellent public transport access via Richmond and South Road. Surrounded by cafés, restaurants, and shopping options, it's also only a short drive to beaches, parks, and Adelaide Airport, making it perfectly suited for both work and leisure. The property is additionally zoned for the highly regarded Adelaide High School and Adelaide Botanic High School.

#### Key Features

- Open plan living and meals area
- Stylish kitchen with quality appliances and walk-in pantry
- Laundry with convenient storage, and separate WC
- Second living area on upstairs landing
- Master bedroom with WIR and ensuite with dual vanities
- Bedrooms 2 and 3 with built-in wardrobes
- Well appointment main bathroom with a bathtub
- Alfresco entertaining and paved rear yard
- Secure garage parking, plus secure fully fenced driveway with automatic gate
- Tiled main living areas, cosy carpet upstairs
- Ducted reverse cycle air conditioning

#### Specifications

Title: Torrens Title

Year built: 2017

Council: City of West Torrens

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

ESL: 145.70pa (approx)

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.  
RLA 242629

## MORE DETAILS

Property ID YGQHDM  
Property Type House  
Including Ensuite  
Air Conditioning  
Close to Schools  
Close to Shops  
Close to Transport  
Window Treatments

**Thanasi Mantopoulos 0421 188 498**  
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Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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