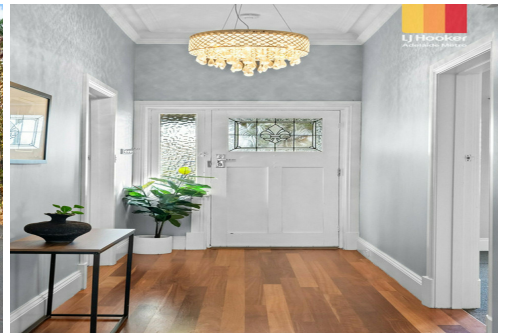




LJ Hooker  
Adelaide Metro

**SOLD**



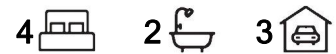
## Marleston, 17 Bice Street

Sold by Marie Brus of LJ Hooker Adelaide Metro

Nestled just beyond the vibrant south-west fringe of the city, this beautifully transformed 1920s bungalow offers the perfect fusion of timeless character and sophisticated modern design.

With four generous bedrooms, two stylish bathrooms and ample off-street parking for three vehicles, this home is tailored for growing families or those who love to entertain. Inside, you'll be welcomed by an elegant neutral palette, soaring three metre ceilings and gleaming Kauri hardwood floors. Meticulously restored period features including ornate cornices and ceiling roses sit comfortably alongside a sleek contemporary fit out.

Bedrooms two and three enjoy prominent placement at the front of the home, each boasting full height built-in robes. The expansive master retreat is complete with a fitted walk-in robe and a designer ensuite featuring a twin rain shower and refined finishes.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/2D6UFDZ](http://ljhooker.com.au/2D6UFDZ)

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**LJ Hooker St Peters**  
**(08) 8362 8008**

**Disclaimer:** 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.

The formal lounge invites cosy evenings with its ambient gas log fireplace, while the heart of the home, the striking 2-pac kitchen showcases stainless steel appliances, a central island bench and a seamless connection to the spacious family living zone. Stacker doors open effortlessly to a paved alfresco entertaining area and lush, low maintenance backyard.

A versatile fourth bedroom or dedicated home office is positioned near the smartly configured three-way main bathroom, offering flexibility for work, guests or multigenerational living.

Positioned for convenience and lifestyle, you're just moments from the beach, city-bound routes, Wayville Showgrounds and a host of local amenities. With Richmond Primary School, Kurralta Park Kindergarten and Peake Gardens Riverside Tennis Club nearby, this location delivers both community spirit and enviable accessibility.

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 About this Property

Property ID	2D6UFDZ
Property Type	House
Land Area	745 m2

### Marie Brus 0418 844 502

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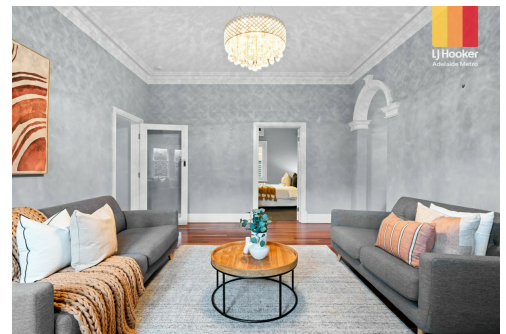
### Mark Brus 0408 389 544

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- Interior Living - 161.4m<sup>2</sup>
- Exterior Living - 56.7m<sup>2</sup>
- Double Garage - 36m<sup>2</sup>
- Total - 254.1m<sup>2</sup>

Measurements are approximate



**17 Bice Street, Marlestone, SA 5033**

**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.