

23A Aldridge Terrace, Marleston

Contemporary Family Living with Double Garage & City-Fringe Convenience

Perfectly positioned in the highly convenient suburb of Marleston, 23A Aldridge Terrace presents a stylish and low-maintenance modern home combining generous proportions, a practical single-level design and exceptional connectivity to the Adelaide CBD. The home offers three bedrooms, two bathrooms and valuable double garaging, making it an excellent choice for families, professionals, downsizers or investors.

The well-designed floorplan begins with a privately positioned master bedroom at the front of the home, complete with a walk-in robe and ensuite. Two further bedrooms are positioned through the centre of the residence, both featuring built-in robes and conveniently serviced by the main bathroom with separate bathtub and shower.

At the rear, the home opens into an impressive open-plan living and dining zone, creating a spacious and inviting environment for everyday family life. Generous proportions and a seamless connection between the lounge, dining and kitchen make this an easy space in which to relax, entertain and spend time together.

3 2 4

FOR SALE
Under Contract

VIEW
By Appointment

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.

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The contemporary kitchen sits at the heart of the living area and is thoughtfully appointed with a breakfast bar, gas cooktop, under-bench oven, dishwasher and excellent cabinetry, providing plenty of preparation and storage space while maintaining a strong connection with the surrounding living and dining areas.

Sliding doors extend the living space outdoors to a generous paved entertaining area, providing an excellent setting for alfresco dining, weekend barbecues or simply relaxing outdoors. Designed with low-maintenance living in mind, the surrounding outdoor areas offer plenty of usable space without demanding excessive upkeep.

Practicality continues with a separate laundry, excellent storage and a substantial double garage with remote-controlled door and internal access. The floorplan also shows a second roller door opening from the garage to the rear, adding further flexibility and convenient access to the backyard.

The location further enhances the appeal. Positioned just minutes from the Adelaide CBD, you'll enjoy easy access to nearby Kurralta Central and Marleston Central, providing everyday shopping convenience with supermarkets, specialty stores and essential amenities. A growing selection of local cafés and eateries is also within easy reach.

With excellent public transport options, nearby schools and convenient connections to both the city and Adelaide's western suburbs, this well-connected address delivers an appealing combination of lifestyle, accessibility and low-maintenance modern living.

Key Features

- Modern single-level home
- Three generously proportioned bedrooms
- Master bedroom with walk-in robe and private ensuite
- Bedrooms two and three with built-in robes
- Two well-appointed bathrooms
- Main bathroom with separate bathtub and shower
- Spacious open-plan living and dining area
- Contemporary kitchen with breakfast bar and excellent storage
- Gas cooktop, under-bench oven and dishwasher
- Generous paved outdoor entertaining area
- Separate laundry
- Double garage with remote-controlled door and internal access
- Rear roller-door access from the garage
- Practical, low-maintenance allotment
- " Minutes from Kurralta Central and Marleston Central
- Convenient access to cafés, shopping, schools and public transport
- Excellent connectivity to the Adelaide CBD and western suburbs

Specifications

Title: Torrens Title
Year built: 2014
Land size: 300 sqm (approx.)
Council: City of West Torrens
Council rates: $1,505.30 pa (approx.)
ESL: $160.15 pa (approx.)
SA Water & Sewer supply: $214.01 pq (approx.)

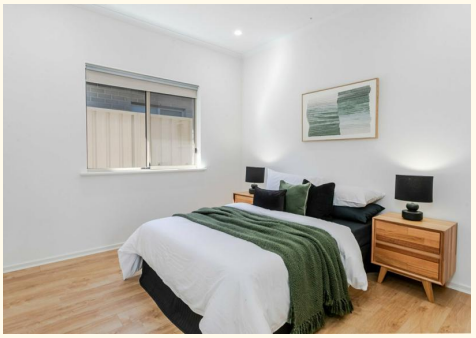
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RLA 242629

MORE DETAILS

Property ID	YS0HDM
Property Type	House
Land Area	300 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Roller Door Access
	Window Treatments







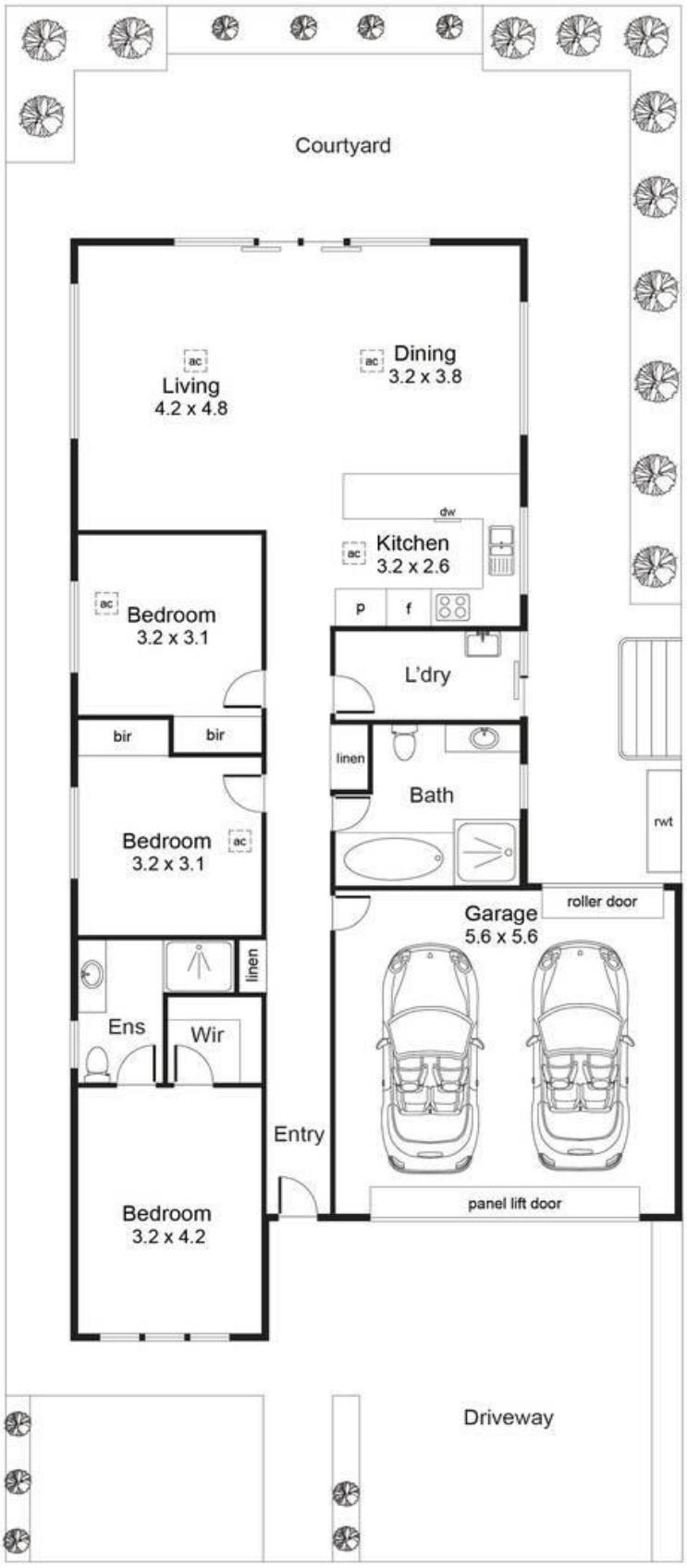




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Area (Estimate only)	
Living	116.7 m2
Garage	31.4 m2
Total	**148.1 m2**

For illustrative purposes only.
All measurements are approximate

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