



26 Anstey Crescent, Marleston

Contemporary Comfort & Style with an Entertainer's Alfresco

Auction Sunday 25th January @ 11am

Blending modern finishes with timeless appeal, this beautifully designed home delivers effortless living and an entertainer's alfresco ideal for every occasion.

Step inside to an elegant entry passage that draws you through the home, enhanced by a thoughtfully designed cut-out niche-perfect for showcasing artwork or decorative pieces.

Positioned at the front of the home, the spacious master bedroom offers a private retreat, complete with a walk-in wardrobe and a stylish ensuite featuring floor-to-ceiling tiling and a semi-frameless shower screen. Bedrooms two and three are both generously sized and include built-in mirrored wardrobes.

The main bathroom is beautifully appointed with a full bathtub and generous ledges on either side-ideal for candles, a book, and unwinding after a long day.

A cleverly concealed European laundry is tucked neatly into a

3  2  2 

FOR SALE
\$970,000

AGENTS

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Interested parties must rely solely on their own enquiries.

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cupboard, maximising space while providing practical storage.

At the heart of the home, the contemporary kitchen impresses with ample bench and cupboard space, quality appliances including a gas cooktop and dishwasher, and casual seating at the breakfast bar - perfect for relaxed meals or entertaining.

The open-plan living and dining area flows seamlessly from the kitchen, creating a warm and inviting space for everyday living and gatherings with family and friends.

Step outside to the tiled alfresco, complete with café blinds that fully enclose the area, allowing for comfortable year-round entertaining. The low-maintenance backyard features lawn space with the flexibility to add garden beds or a vegetable patch.

Completing the home is secure garaging plus additional driveway parking, ensuring convenience for residents and guests alike.

Ideally located in Marleston, this home offers a convenient lifestyle between the city and the coast. Enjoy easy access to Richie Reserve and its bike trails connecting to playgrounds, tennis courts and BBQ facilities along Birdwood Terrace. The area is well serviced by local cafés and takeaways, with Richmond Village and Kurralta Central nearby, home to Coles and Kmart. Richmond Primary School is close by, with zoning for Adelaide High School and Adelaide Botanic High School.

Key Features

- Master bedroom boasts a walk in wardrobe and ensuite
- Bedrooms 2 and 3 include mirrored built-in wardrobes
- Main bathroom features a deep soak bathtub
- Courtyard at the side of the home, ideal for a morning coffee
- European laundry fitted with ample storage space
- Kitchen equipped with quality appliances, generous storage and casual breakfast bar dining
- Open plan living and meals area adjacent to the kitchen
- Alfresco fitted with cafe blinds for year round entertaining
- Tidy lawn area with space for future garden beds or vegetable patches
- Secure garage plus additional driveway parking

Specifications

Title: Torrens Title

Year built: 2017

Land size: 312sqm (approx)

Council: City of West Torrens

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

ESL: \$145.70pa (approx)

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

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 Y4QHDM
Property Type House
Land Area 312 m2
Including Air Conditioning
Alarm
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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