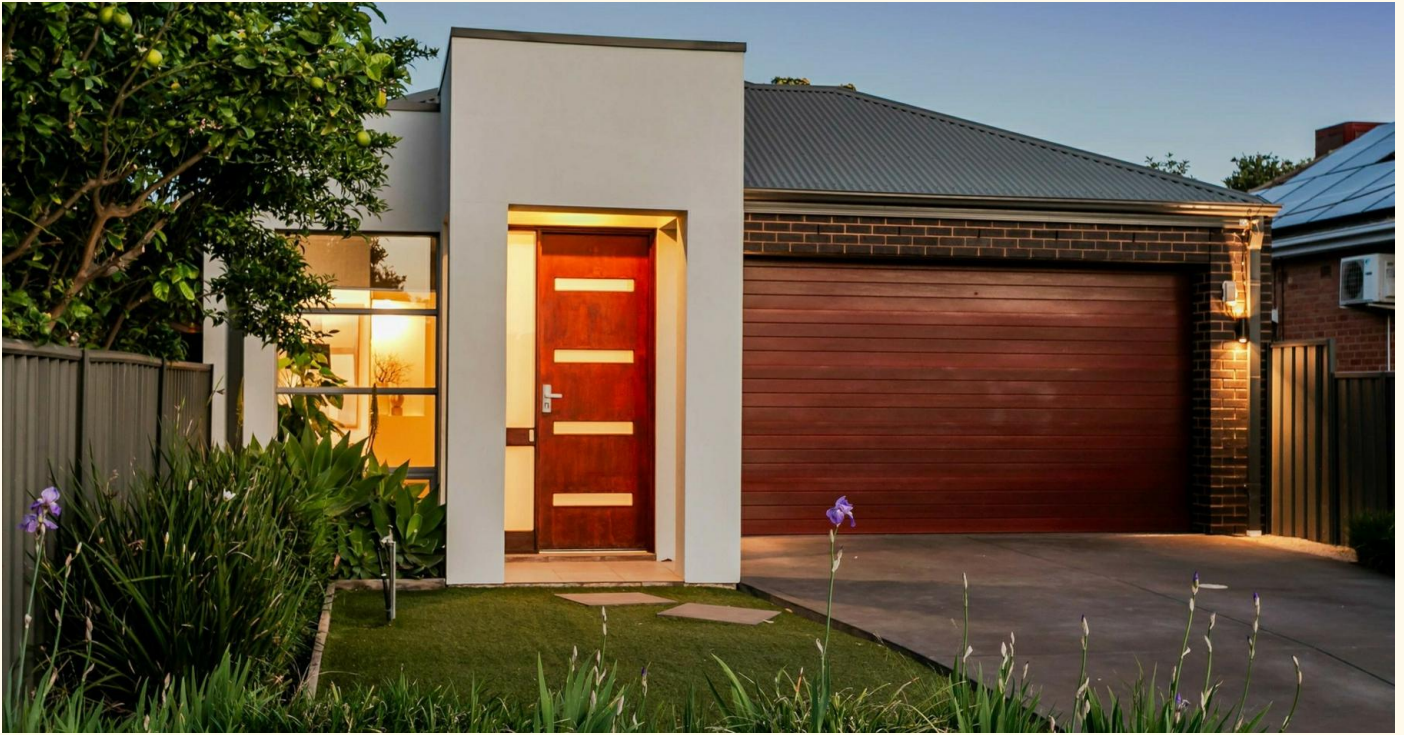




33A Ritchie Terrace, Marlestone

Premium Reserve-Fronted Family Living on a Rare 418sqm Allotment

Auction | Sunday 25th Oct @10am

Enjoying a beautiful reserve-facing position in one of Marlestone's most appealing pockets, 33A Ritchie Terrace delivers an exceptional combination of space, privacy and city-fringe convenience. Set on a rare 418sqm allotment, this impressive single-level residence offers three generous bedrooms and two well-appointed bathrooms, with the master suite featuring a walk-in robe and private ensuite with twin vanity. Multiple living zones, including a dedicated lounge, are complemented by a separate office/study and substantial double garage, creating a highly functional and versatile home perfectly suited to modern family living.

The home's position immediately sets it apart, enjoying a peaceful outlook across the neighbouring reserve and a wonderful connection to surrounding green space. Inside, the generous proportions continue with a thoughtfully designed floorplan providing excellent separation between the accommodation and living zones.

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AUCTION

Sun 25th Oct @ 10:00AM

VIEW

Sat 17th Oct @ 12:45PM - 1:10PM

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Privately positioned, the master suite offers a comfortable retreat complete with a walk-in robe and well-appointed ensuite featuring a twin vanity. Two further generously sized bedrooms feature built-in robe storage and are serviced by the central family bathroom, complete with bathtub and separate shower.

At the rear, the home opens into an impressive open-plan living and dining zone, providing a spacious central hub for everyday family life. Generous proportions allow plenty of room for both relaxing and entertaining, while large openings create a seamless connection with the outdoor alfresco and bring an abundance of natural light into the home.

The kitchen sits at the heart of the living space and is centred around a substantial island bench, complemented by generous cabinetry and excellent preparation space. Its open design keeps the kitchen effortlessly connected with the dining and living areas, creating a highly functional environment for both everyday meals and entertaining family and friends.

Further enhancing the home's versatility is a dedicated lounge, providing a separate space to relax away from the main open-plan living zone. A separate office/study offers an ideal setting for professionals working from home, study or homework, while the dedicated laundry and excellent storage further enhance the home's everyday functionality.

Outside, the covered alfresco entertaining area forms a natural extension of the main living zone, creating an inviting setting for outdoor dining, weekend barbecues and relaxed entertaining. The generous 418sqm allotment provides a genuine sense of space increasingly difficult to find in contemporary city-fringe homes, while still maintaining an easy-care lifestyle.

Car accommodation is equally impressive, with a substantial double garage providing secure side-by-side parking and excellent practicality for families with multiple vehicles.

The location further enhances the appeal. Ideally positioned in Marleston, the home offers a convenient lifestyle between the city and the coast, with easy access to Ritchie Reserve and the Westside Bikeway, connecting to nearby playgrounds, tennis courts and recreational facilities. Everyday shopping is well catered for with Marleston Central, Richmond Village and Kurralta Central nearby, alongside a growing selection of local cafés, eateries and amenities.

Families will appreciate proximity to Richmond Primary School, together with zoning for the highly regarded Adelaide High School and Adelaide Botanic High School. With excellent public transport and convenient access to the Adelaide CBD, airport and western coastline, this is a location that places lifestyle and connectivity firmly at the forefront.

Key Features

- Premium reserve-fronted position with beautiful leafy outlook
- Rare 418sqm allotment
- Generous single-level family residence
- Three spacious bedrooms
- Master suite with walk-in robe and ensuite with twin vanity
- Bedrooms two and three with built-in robe storage
- Two well-appointed bathrooms
- Main bathroom with bathtub and separate shower
- Dedicated second lounge
- Separate office/study
- Expansive open-plan living and dining zone

- Contemporary kitchen with substantial island bench and excellent storage
- Covered alfresco entertaining area
- Dedicated laundry
- Excellent storage throughout
- Substantial double garage
- Directly opposite beautiful reserve surrounds
- Easy access to Ritchie Reserve and the Westside Bikeway
- Close to playgrounds, tennis courts and recreational facilities
- Moments from Marleston Central, Richmond Village and Kurralta Central
- Convenient access to the Adelaide CBD, airport and western coastline
- Close to Richmond Primary School
- Zoned for Adelaide High School and Adelaide Botanic High School

Specifications

Title: Torrens Title

Year built: 2012

Land size: 418 sqm (approx.)

Council: City of West Torrens

Council rates: \$1,905.05 pa (approx.)

ESL: \$189.30 pa (approx.)

SA Water & Sewer supply: \$247.37 pq (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	YRYHDM
Property Type	House
Land Area	418 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Roller Door Access
	Window Treatments

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