



62 Sutton Terrace, Marleston

Expansive Family Living on a Commanding 891sqm Allotment

Set on an impressive 891sqm (approx.) allotment, this expansive family home offers the perfect combination of space, flexibility, and lifestyle convenience in a highly sought-after location.

Behind a secure front fence with electric gate, the home welcomes you with a practical and versatile floorplan designed to adapt to your needs. Offering four bedrooms, or the option of three plus a second living area or home office, it's ideal for growing families, remote work, or multi-purpose living.

At the heart of the home, a large central living area provides a warm and inviting space to relax and entertain, seamlessly connecting with the kitchen and dining zones for effortless everyday living.

Step outside and discover the true scale of the property. The expansive yard offers endless possibilities for kids, pets, or future enhancements, while the outdoor areas provide plenty of space to enjoy time with family and friends.

A standout feature is the huge shed, complete with a rare car pit - perfect for tradies, car enthusiasts, or those in need of substantial

4 2 4

FOR SALE

\$1,460,000

AGENTS

Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Dragan Pancic
0421 977 361
dragan@ljhooker.me

AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



storage and workspace.

The location further enhances the appeal. Just minutes from the CBD, you'll enjoy easy access to the Adelaide Showgrounds, known for its vibrant events and farmers markets. Kurralta Central is close by for all your shopping needs, including supermarkets and specialty stores, while a fantastic selection of local cafés and eateries are within easy reach.

With excellent public transport options, quality local schools, and a full range of amenities nearby, this well-connected address delivers both convenience and lifestyle.

This is a rare opportunity to secure a spacious and flexible family home on a generous allotment in a prime location.

Key Features:

- Expansive 891sqm (approx.) allotment
- Flexible floorplan: 4 bedrooms or 3 plus second living/office
- Master bedroom with ensuite and WIR
- Bedrooms 2 and 3 with BIRs
- Large central living area
- Large kitchen with ample storage, gas cooktop and dishwasher
- Secure front fence with electric gate
- Generous yard space with future potential
- Huge shed with rare car pit
- Outdoor entertaining area
- Reverse Cycle Ducted Air Conditioning
- Alarm System
- Irrigation system to backyard
- Double garage with additional off-street parking
- Close to Adelaide CBD, Showgrounds & farmers markets
- Moments to Glenelg shopping strip and beach
- " Minutes to Kurralta Central shopping precinct
- " Easy access to cafés, eateries & public transport
- Surrounded by quality schools and local amenities

Specifications

Title: Torrens Title

Year built: 1999

Land size: 891 sqm (approx)

Site dimensions: 18.28 m x 48.77 m

Council: City of West Torrens

Council rates: \$2,319.95pa (approx)

ESL: \$211.75pa (approx)

SA Water & Sewer supply: \$259.30pq (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	YBAHDM
Property Type	House
Land Area	891 m2
Including	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Heating
	Roller Door Access
	Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

Dragan Pancic 0421 977 361

Sales Executive | dragan@ljhooker.me

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206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au

