

11 John Street, Marleston

Torrens Title Townhouse with Quality Finishes in Prized School Zoning




Best Offers By Tuesday 16th December @ 3pm

Set within a premium Adelaide pocket, this stylish and comfortable home provides exceptional convenience, making it an excellent choice for families and professionals.

Downstairs, you're welcomed by an open-plan living and dining area, seamlessly connected to the spacious kitchen. The kitchen offers an impressive amount of storage and bench space, complete with a walk-in pantry and quality appliances including a 5 burner gas cooktop.

The living area opens directly onto the alfresco, creating an effortless indoor—outdoor entertaining space. Toward the rear of the home, a convenient guest powder room sits beside the laundry.

A striking wooden staircase leads to the upper level, where a second living area awaits on the landing. Here, you'll find three well-sized bedrooms. The master suite features a walk-in wardrobe and private

3  2  2 

FOR SALE
\$950,000

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Interested parties must rely solely on their own enquiries.

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ensuite, while bedrooms two and three are fitted with built-in wardrobes. The family bathroom includes a bathtub.

The tiled alfresco provides an ideal setting for hosting friends and family, and the low-maintenance courtyard is perfect for those with a busy lifestyle.

This location delivers an ideal blend of convenience and lifestyle-less than 10 minutes from the CBD with straightforward public transport options via Richmond and South Road. Nearby cafés, restaurants and shops are all within easy reach, while beaches, parks and Adelaide Airport are only a short drive away, making it a highly desirable position for both work and leisure. The property is also zoned for the in-demand Adelaide High and Adelaide Botanic High School.

Key Features

- Open plan living and meals area
- Kitchen features quality appliances and a walk in pantry
- Downstairs powder room and laundry with storage
- Three bedrooms upstairs, bedrooms 2 and 3 include built-in wardrobes
- Master bedroom features a ceiling fan, walk in wardrobe and ensuite
- Family bathroom includes a bathtub
- Tiled alfresco entertaining area
- Easy care gardens front and back
- Secure single car garage, plus driveway parking
- Fully fenced property with an automatic gate
- Ducted reverse cycle air conditioning
- Zoned for Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Torrens Title

Year built: 2017

Land size: 170sqm (approx)

Council: City of West Torrens

Council rates: \$1,327.60pa (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 Y32HDM
Property Type Townhouse
Land Area 170 m2
Including Ensuite
Air Conditioning
Alarm
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Heating
Roller Door Access
Security System

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