



42 Marchant Trail, Riverlea Park

A Brand-New Luxury Masterpiece!

- *First Home Owner Grant and Stamp Duty relief available for eligible first-home buyers (subject to eligibility criteria)**

Opposite a picturesque walking trail and surrounded by the energy of Adelaide's fastest-growing community, this newly completed four-bedroom luxury residence raises the bar for modern living. Set on an approx. 400sqm allotment, the home delivers breathtaking street presence, impeccable finishes, and a layout crafted for effortless family comfort.

From the moment you arrive, the beautifully executed landscaping and striking facade set the tone for what awaits inside. Step through the front door and into a warm, light-filled entry where polished concrete floors stretch through the main living spaces, enhancing the home's sophisticated aesthetic.

The master suite is a true retreat, offering a generous walk-in robe and a luxurious ensuite featuring his-and-hers basins and stunning floor-to-ceiling tiling. Bedroom four sits privately at the front of the home-ideal for a home office-while a dedicated home theatre room provides the perfect space to unwind.

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
UNDER CONTRACT BY ANDREW ROSE

AGENTS

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AGENCY

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 **LJ Hooker**

At the heart of the home, the designer kitchen is sure to impress. Showcasing stone benchtops, quality gas appliances, a dishwasher, and a perfectly appointed butler's pantry, it has been finished to an exceptional standard. The mirrored splash back, island bench, and premium fittings elevate this space into a showpiece, all overlooking the open-plan living and dining area.

The remaining two bedrooms, each with built-in robes, are serviced by a sleek main bathroom, while a separate powder room adds convenience for guests.

Outside, the under-main-roof alfresco provides a seamless extension of the living space, perfect for year-round entertaining. The backyard continues the home's refined feel with low-maintenance landscaping, feature deck lighting, and artificial turf. The double garage, with polished concrete flooring, offers secure internal access as well as additional access to the rear yard.

Key Features

- Brand-new construction - move-in ready, first occupancy
- Polished Concrete
- Stunning modern street presence
- Opposite landscaped walking track and open green space
- Designer kitchen with stone benchtops, sleek gas appliances, dishwasher & butler's pantry
- Four bedrooms | Master with walk-in robe & ensuite
- Additional Powder Room
- Alfresco entertaining area
- Oversized Double Garage for Larger cars with Internal and Rear Access
- Ducted reverse-cycle A/C

Specifications:

- CT / 6266/835
- Council / Playford
- Built / 2025
- Land / 400m² (approx.)
- Easements / Nil
- Estimated rental assessment / \$680-\$720 per week

Nestled within Adelaide's newest and fastest-growing master-planned community, this address offers exceptional convenience and lifestyle appeal. Enjoy being moments from parks, reserves, and scenic walking trails, while Virginia Primary School, local shops, and cafés are just minutes away. With easy access to the Northern Connector and a straightforward commute to the Adelaide CBD, the location is ideal for families, supported by a friendly neighbourhood and exciting upcoming retail and recreation hubs.

Move straight in and enjoy the fresh, effortless lifestyle that Riverlea Park is rapidly becoming known for - an ideal opportunity for families, first-home buyers, or savvy investors. For more information, contact Andrew on 0421 988 597.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.

RLA155355

MORE DETAILS

Property ID 681BFDC
Property Type House

Andrew Rose 0421 988 597

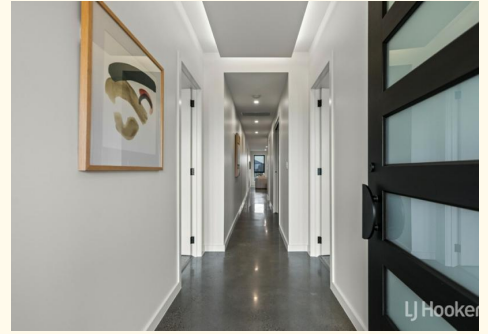
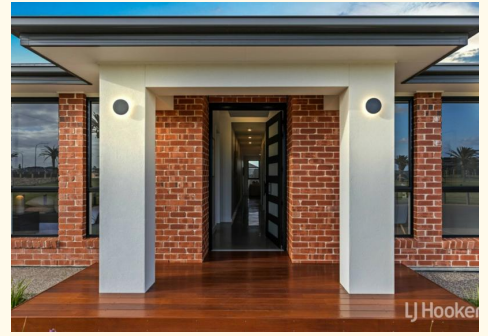
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INTERNAL - 233.4 SQM
 EXTERNAL - 18.4 SQM
 TOTAL - 251.8 SQM

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