

11/9 Arabella Court, Marden, SA 5070



House For Sale

Thursday, 25 January 2024

11/9 Arabella Court, Marden, SA 5070

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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Best Offers By Tuesday 13th February 2024, USP

Say hello to the epitome of stylish, low maintenance living with this sleek 2-bedroom unit. Ideally positioned just a 10-minute drive from the vibrant Adelaide CBD, embrace a new urban lifestyle, where trendy cafes, shops and amenities await at your fingertips. Upon entry, welcome the heart of the home—a spacious open-plan kitchen, meals, and living area adorned with 2.7m high ceilings, timber-look floors throughout and a split-system air-conditioner. The modern kitchen, bright and open, showcases Bosch stainless steel appliances including a dishwasher and oven. The sleek cabinetry, tiled backsplash, and ample storage create an inviting space for cooking and shared moments. A study nook on the opposing wall adds functionality and provides a dedicated space for work or study. Both bedrooms are strategically positioned at opposite ends of the unit, offering space and privacy. The bedrooms boast built-in mirrored wardrobes to provide ample storage and split-system air-conditioners for year round comfort. Completing the interior is a spacious and modern bathroom, showcasing a stylish vanity and an oversized shower for a touch of luxury. Venture outside to the secure courtyard, where a locked gate ensures privacy. The courtyard overlooks a small reserve with an established gum tree, creating a tranquil outdoor space. This space is also pet-friendly, subject to strata conditions. Enjoy the convenience of a designated car space directly in front of the unit, just steps away from the rear gate. Additionally, a lock-up bike storage room within the complex caters to your storage needs. This location is truly hard to beat. Nestled in the leafy inner-eastern suburb of Marden, you're just minutes away from the trendy vibes of Walkerville, the prestige of North Adelaide, or the bustling energy of the Adelaide CBD. Numerous shopping centers, including Marden, The Avenues, and Walkerville, are conveniently less than a 5-minute drive away, making errands a breeze. Nature enthusiasts will adore the proximity to Linear Park, just seconds away, providing a scenic bike/walkway leading directly to the CBD. Plus, public transport is too easy with a bus-stop around the corner and the Klemzig Interchange just a 5-minute drive away. Whether you're seeking a low-maintenance investment or a stylish residence in a top-tier location, this opportunity isn't one to miss. Check me out:- Sleek and stylish ground floor unit with front and back access- 2 spacious bedrooms with built-in robes- Light-filled, open plan kitchen/living/dining area- Modern Bosch stainless-steel appliances including dishwasher- Stylish bathroom with oversized shower- Built-in study nook- Private courtyard with locked gate- Designated car space directly in front of the unit - Reverse cycle air conditioning to both bedrooms and living area - 2.7m high ceilings throughout- Timber look floors throughout living areas and bedrooms.- Lock-up bike storage room within complex- Pet friendly (Strata conditions apply)- NBN Broadband- Close to CBD, The Norwood Parade, North Adelaide, Walkerville Terrace - Walking distance to local coffee shops and Linear Park- And so much more... Specifications: CT // 6215/615 Built // 2018 Build Size // 85.9 sqm Council // City of Norwood Payneham & St Peters Nearby Schools // Vale Park Primary School, East Adelaide School, Marryatville High School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Aidan Anthony - 0423 319 554 aidana@eclipse realestate.com.au RLA 277 085