

11 Sarah Street, Marleston, SA 5033

**NOAKES
NICKOLAS**

Sold House

Tuesday, 15 August 2023

11 Sarah Street, Marleston, SA 5033

Bedrooms: 3

Bathrooms: 1

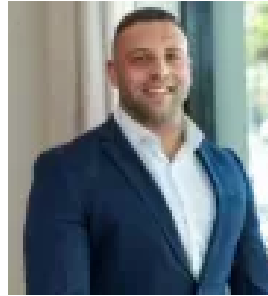
Parkings: 1

Area: 446 m2

Type: House



Callan Eames
0881663989



Jordan Tresidder
0881663989

\$840,000

Offering an enticing taste of the energetic inner-west, this character Bungalow is situated just a 2km stroll from the banks of the city-fringe, a speedy drive down Anzac Highway to the coast and will more than satisfy your craving for a character-filled home base to call your own. Situated on a generous 446sqm plot and tucked back from the intersecting junction of Richmond and South Roads, you'll be charmed by the classic c1925 frontage refreshed by deep green and warm cream tones. Greeting with a wide entrance, original fretwork and polished floorboards, you'll find a modern balance in crisply painted walls and contemporary light fittings that lead the eye through to three bedrooms occupying the iconic originality of the Bungalow footprint. Two of these bedrooms are spacious enough to call your master and feature original fireplaces in their corner, whilst the third boasts a built-in robe and direct proximity to the main bathroom. The central kitchen has been tastefully remodelled to include Bosch gas cooktop, under-bench oven, dishwasher and farmhouse sink, completely functional as a beautiful space to both entertain around the island bench or within the adjacent dining room. True relaxation can be found through an archway to the light-filled lounge marking the rear of the home, granting picture window views and a unique French-style door granting access to an undercover verandah framed by spacious irrigated gardens that claim of a thriving veggie patch and plenty of lawn to keep both kids and pets satisfied. Behind secure gates, the driveway stretches down to the rear of the block arriving at a double garage with panel-lift door, ensuring all your family and visiting vehicles have a safe parking place off-street. From walking access to the freshly brewed coffee of popular Devour café, the shopping amenities of Kurralta Central and the convenience of a speedy bus ride to your city office – you'll love your character-filled life on Sarah Street... Even more to love: • Torrens-titled, easy-care allotment • Spacious laundry with separate toilet • Loop carpets to bedrooms • Ornate 3m ceilings • Ducted reverse cycle air conditioning • Front & rear irrigated gardens • 250m to public transport • 10-minutes to Glenelg beach • Around the corner from Warriappendi & Richmond Primary Schools • Zoned for Adelaide & Adelaide Botanic High from 2024 All of this and so, so much more... Land Size: 446sqm Year Built: 1925 Title: Torrens Council: City of West Torrens Council Rates: \$1,479.50 PASA Water: \$189.78 PQES Levy: \$163.15 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.