

11A Allington Avenue, Marleston, SA 5033

House For Sale

Saturday, 3 February 2024

11A Allington Avenue, Marleston, SA 5033

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 152 m2

Type: House



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\$750,000 - \$780,000

Torrens Title Two-Story Sanctuary of Modern Living Step into the refined tranquility of 11A Allington Avenue, Marleston, where modern elegance harmonizes with serene living in a highly sought-after locale to create a truly exceptional living experience. This residence, with its north-facing backyard bathing the home in natural light, is a testament to contemporary executive living. Located in the beautiful streets of Marleston, this outstanding home represents the essence of modern living. Positioned among other quality homes in a lively neighborhood, this private treasure ensures a lifestyle of easy elegance with low maintenance. Upon arrival, the property's modern charm and easy-to-maintain gardens captivate, setting the tone for what lies within. Abundant natural light fills the open plan living and dining areas, accentuated by timber floors. The residence invites you to indulge in a comfortable and luxurious lifestyle, with the north-facing backyard providing a constant infusion of natural light throughout the day. The kitchen, a visual and functional delight with its stone benchtop, gas cooktop, electric oven, and dishwasher, seamlessly connects to the spacious family/meals area. This space opens to the undercover entertaining zone, offering direct access to the backyard. The adjacent lawn, a versatile playground for children and pets, doubles as a charming venue for year-round gatherings. Ascending to the upper level, fully carpeted for added comfort, you'll discover a generously sized master bedroom. Complete with a built-in robe and a stunning fully tiled en-suite bathroom, this master retreat exudes sophistication. Two additional well-appointed bedrooms, featuring built-in robes, cater to family or guests, while a central family bathroom with a shower and separate bathtub ensures convenience and luxury. The formal lounge area, perfect for hosting guests or serving as an entertainment haven for the kids, adds another layer of versatility. A cozy study nook completes the upstairs, providing a quiet space for work or study. Ensuring ample space for vehicles, a single-car garage with internal access is complemented by additional driveway parking for both residents and guests. Property Features; • 2.7m ceiling • 3 bedrooms, 2 bathrooms with Study nook located upstairs • Master bedroom with built-in robe and ensuite • Open plan kitchen, dining, and family room • Downstairs toilet & powder room • Single car garage with secure internal access • Reverse cycle ducted A/C throughout for year-round comfort • Low maintenance landscaping • LED downlights • Alarm system and security camera • Soft close cabinetry in kitchen • Short walk to the West Torrens dog park and Weigall Oval Sporting Facility • The undercover entertaining space • 12-minute (6.5km) drive to Glenelg • 7km to Adelaide CBD The nearby zoned secondary school, Plympton International College. School zone information is sourced from education.sa.gov.au; buyers are encouraged to verify its accuracy independently. Whether you're seeking a residence in Marleston or an investment property with potential for generous returns and long-term tenancies, this home is poised to meet your needs. Ryan and Lalita Yuan eagerly anticipate assisting you in making this beautiful property your own.