

**15 Ritchie Terrace, Marleston, SA 5033**

**HARRIS**

**Sold House**

Friday, 1 December 2023

15 Ritchie Terrace, Marleston, SA 5033

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 265 m2**

**Type: House**



Guy Barrett  
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Sam Johns  
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**\$826,000**

Best Offers By 12pm Tuesday 5th December 2023 (Unless Sold Prior) Sitting pretty within a 2km crow-fly of the CBD, Marleston is the city-fringe suburb you never knew you needed, making this modern three-bedroom home the logical conclusion for downsizers, social urbanites, professionals and young families alike in search of something spacious, comfy and so easy. It's hard to pass up an impeccably presented home that starts with a classic facade, features an ensuited master bedroom and saves open-plan living for last, all wrapped up on a parcel that faces a median strip and bike path. With stone benchtops, breakfast bar and gas cooktop, this kitchen will reignite your passion for cooking at the head of a light-filled family room. Nothing but a set of French doors stand in the way of instant connection to the inch-perfect rear yard with a no-fuss mix of lawn and paving, perfect for quaint brunches and safe play for kids and pets alike. Tying it all together are the creature comforts that make the day-to-day a dream: ducted r/c, lock-up garage, dishwasher and loads of storage, including a master's walk-in robe. Only the likes of Unley, Toorak Gardens, Glenunga and Norwood can say they're a five-minute drive from the city's parkland edges, ensuring this 'sleeper' suburb makes the work commute, bike rides to a Fringe Show or Saturday morning Market adventures come with the territory. You need this. More to love: -?Enviably placed on a tree-lined street overlooking large, green median strip -?Just 15 minutes from the metro coast (Glenelg) -?Classic character style facade -?Nicely sized bedrooms -?Lock-up garage with remote entry and additional off-street parking in front -?Ducted r/c -?Separate laundry -?Stylish timber-look flooring -?Neutral colour scheme -?Ultra low-care, landscaped gardens to front and rear -?Walking distance from public transport -?Less than 15 minutes from the metro coast -?A short drive from a range of amenities, including Mile End Homemaker Centre and Adelaide Airport Specifications:CT / 6148/331Council / West TorrensZoning / Housing Diversity NeighbourhoodBuilt / 2014Land / 265m2Frontage / 8.69mCouncil Rates / \$1300paES Levy / \$148paSA Water / \$200pqEstimated rental assessment / \$640 to \$670 per week / Written rental assessment can be provided upon requestNearby Schools / Richmond P.S, Cowandilla P.S, Plympton P.S, Sturt Street Community School, Plympton International College, Mitcham Girls H.S, Adelaide H.S., Adelaide Botanic H.S.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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409