

# 17A Fetlar Avenue, Marion, SA 5043



## House For Sale

Wednesday, 14 February 2024

17A Fetlar Avenue, Marion, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 237 m2**

**Type: House**



Richard Wedding  
0418351007

**\$625k - \$675k**

Offers Close Tue, 27th Feb - 1pm (usp) Welcome to your dream home! Step into modern luxury with this stunning 2-bedroom courtyard home, boasting contemporary design and premium features. Built in 2016, this freestanding beauty is "community titled", modern, low maintenance, private and will make the perfect starter, investment or ideal to downsize to. Key Features:

- Open plan kitchen and living area flooded with natural light, perfect for entertaining guests or relaxing in style. Laminate tops, generous fridge provision, matching stainless steel appliances with gas cooktop, under-bench fan-forced oven, vented rangehood and dishwasher are spot on.
- Spacious 2.7-meter ceilings throughout, providing an airy and open feel.
- Ducted and zoned air conditioning for ultimate climate control and comfort. Low maintenance, easy clean tiles in living areas and hallway, with carpet in both bedrooms and appealing neutral décor throughout.
- Master bedroom boasts floor-to-ceiling built-in wardrobes, adjoining a luxurious main bathroom equipped with a full-size bath, semi-frameless shower and vanity.
- Second bedroom with built-in robe and additional 2nd toilet powder room located nearby.
- Private yard provides a serene outdoor retreat, ideal for hosting gatherings or enjoying quiet moments. Established front yard, artificial turf and professional paving are a great first impression.
- Convenient carport with automatic panel lift door and internal access, ensuring both security and ease of use plus room for an additional 1 car to be parked off the street.
- This home is designed to elevate your living experience with plenty of light, spacious open feel and having no adjoining neighbours is a real plus.
- Don't miss out on the opportunity to make this your own slice of paradise.
- Property is currently under lease @ \$480.00 per week through to 25th September 2024 with quality tenants, loving the home. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.

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