

**18 Willow Bend, Marden, SA 5070**

**HARRIS**

**House For Sale**

Wednesday, 20 March 2024

18 Willow Bend, Marden, SA 5070

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 473 m2**

**Type: House**



Lincoln Marshall  
0407774669

## Contact Agent

Best Offers By 12pm Monday 8th April (unless sold prior) An elegant sight-for-sore-eyes from the street, a spacious and free-flowing treat within, and relentless in its pursuit to nurture a growing family craving an easy commute to the CBD; this two-storey beauty rises to every occasion and couldn't be better placed on the prized St Peters side of Marden, just a pause from the Linear Park trail. Built in just 2002, this high-spec home on a relatively low-maintenance parcel combines old-world charm and sophistication with modern day creature comforts across its supremely flexible plan. The first time the kids run up the stairs is the moment they claim the upper level - featuring two bedrooms, bathroom and a retreat - as their own, leaving you to roam free after hours on the boundless level below. Bookended by an expansive street-facing formal lounge/dining room and a rear family room drawn to its partnering kitchen, the lower floor caters for every mood and family member. Timber floors and high ceilings speak to its quality and timeless style, while the kitchen's gas cooktop, dishwasher and walk-in pantry say, "this is where you take your cooking to a new level". With a walk-in robe hidden behind the bed and a slick ensuite bathroom featuring a dual vanity, oversized mirror and spa bath, the main bedroom puts the luxurious cherry atop this ducted temperature-controlled home with a crowd-pleasing alfresco pavilion at its rear. Call your nearest and dearest, get those canapés started, call the kids down, open a bottle of your finest and celebrate a home that puts the Marden Shopping Centre, public transport, quality schools and the CBD on a platter. Welcome to Willow Bend. -?A custom built home made for the discerning demands of a modern, growing family -?Double garage and additional off-street parking in front -?Beautifully presented inside and out -?Ultra-flexible floorplan -?with four bedrooms and a bevy of living zones -?Quality fixtures and finishes throughout -?2.5 bathrooms and separate laundry -?Solar panels for reduced energy bills -?A mix of split and ducted r/c -?Spacious pitched roof pavilion for alfresco entertaining -?Storage galore, including attic/roof storage -?4th/guest bedroom (lower floor) could be a home office -?Walking distance from tennis courts and Linear Park - Willow Bend Reserve just metres away -?Moments from Klemzig Interchange -?And much more. Specifications:CT / 5847/952Council / Norwood Payneham & St PetersZoning / GNBuilt / 2002Land / 473m2Council Rates / \$2,187paEmergency Services Levy / \$223.85paSA Water / \$250.74ppEstimated rental assessment / Written rental assessment can be provided upon requestNearby Schools / Vale Park P.S, East Adelaide School, Marryatville H.SDisclaimer: 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