

**1A Blanden Avenue, Marden, SA 5070**



**Sold Townhouse**

Thursday, 26 October 2023

1A Blanden Avenue, Marden, SA 5070

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: Townhouse**



Eric Jem

0883324886



John Ng

0432147322

**\$1,110,000**

Sophisticated and stylish doesn't begin to describe the luxurious comfort radiating throughout this elite townhouse with living and sleeping zones on both levels. Spanning two levels of visionary 2020 design, a feature-filled interior of generous dimensions delivers high calibre living and entertaining spaces accompanied by four plush and peaceful bedrooms, each with walk-in or built-in robes. Highlighting a soft colour palette interspersed with natural timber textures is an abundance of natural light, while a considered floorplan with premium appointments elevates this exceptional townhouse to top-of-the-range status.

- Torrens title four bedroom townhouse built in 2020
- Spacious double garage with internal home access and driveway parking
- Elite school zones: East Adelaide School, Vale Park Primary, Marryatville High
- Modern living areas on upper and lower levels
- Four bedrooms with master suites on both levels
- Ground floor master features carpet, a walk-in robe and ensuite
- Carpeted upstairs master also includes a walk-in robe, ensuite and ceiling fan
- 3rd and 4th upstairs bedrooms with built-in robes and ceiling fans
- Comfy living area on the upper level
- Abundant kitchen cabinets, pantry storage, waterfall-finished stone benchtops
- Miele appliances: induction cooktop, dishwasher, oven, microwave
- Timber floors in the ground level open plan living area
- High quality window dressings and plantation shutters
- Three fully-tiled bathrooms + ground floor guest w/c
- Separate laundry
- Private alfresco with easy-care landscaped gardens
- 6.6KW Solar panel and automated sprinkler system
- Short walk to the River Torrens Linear Park and Marden Shopping Centre
- Local café dining at Marbella Café Locale
- Walk to bus stops and the Goodlife Fitness Centre
- Approx 3km to North Adelaide, 4km to the city, 3km to The Parade Norwood

RLA 285309