

20 Kildare Avenue, Marden, SA 5070



Sold House

Thursday, 28 March 2024

20 Kildare Avenue, Marden, SA 5070

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House



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0422918099

\$1,329,000

Set nicely back from the street behind a lush lawn and meticulously tended garden beds, and sporting some truly magnificent polished timber floors inside, this three/four bedroom brick beauty oozes charm at every turn. Situated within a tightly held row of properties which aren't often for sale, this home is available for the first time in 44 years. With multiple living areas plus a big covered verandah overlooking the backyard, there are plenty of options for outdoor activity at home. Additionally, it's walking distance to the O-Bahn, Linear Park, and Marden shops. It'll be hard to resist taking the short stroll out the front door that will land you on the glorious, tree-lined Linear Park trail, perfect for nature walks, jogging, and cycling enthusiasts alike! In addition to the combined lounge and dining room with its handy servery into the kitchen next door, there is a separate carpeted rumpus/4th bedroom at the other end of the house with a fantastic curved wet bar for when the kids head outside to play and it's time for cocktails! The kitchen is light, bright, and functional with loads of storage on either side of the benchtops, and the three/four carpeted bedrooms running down one side of the central hallway are well-served by the bathroom opposite. With hose-and-go concrete flooring for breezy, post-party clean-ups, the 15.5m long rear verandah is the perfect place to set up a BBQ station, outdoor feasting table, and a lounge or two. A gently curved low brick wall separates this entertaining zone from the rest of the back garden where there's lawned space under a soaring palm for kids and pets to play on in comfort. The 2-car tandem carport adjacent to the house is a drive-through, so you can easily transport a tinny, trailer, or camper into the bonus double garage/shed out the back. Residence at 20 Kildare Avenue puts you in the box seat for accessing quality local schooling on Adelaide's prized eastern side and vibrant shopping hubs. The short trip into the city is also a breeze whether you go by car, pump up the tyres and cycle along the Torrens, or walk to Klemzig Interchange to enjoy a traffic-free community on the O-Bahn. Additionally it's worth knowing Payneham Memorial Pool is undergoing a major upgrade to add to this ever-growing suburb.

FEATURES WE LOVE

- Charming solid brick three or four bedroom lowset nestled behind lush lawns and established gardens in a cracking position only a 5-minute stroll from leafy Linear Park
- Family-friendly floorplan offering separate interior living spaces - a combined lounge and dining room with heating and cooling plus a servery into the kitchen next door, and a big, carpeted rumpus/4th bedroom at the other end of the house with AC and a built-in brick wet bar
- Gorgeous, polished timber floors through the entry foyer into the lounge/dining room and main passage
- Up to 4 carpeted bedrooms all with closet space and garden views
- 2 Car Garage with a pit
- A central shared bathroom with shower and bath, the WC in a room of its own off the laundry
- 15.5m long covered entertaining verandah overlooking a lawned yard with majestic palm trees
- Two-car tandem carport with drive-through access onto a concreted driveway up to a bonus double garage - excellent for leisure craft storage or to set up as a work shed
- 20.1m Frontage

LOCATION

- Strolling distance to Church St Reserve and waterside walks along Linear Park Trail
- 5-minute walk to the Klemzig Interchange to catch the O-Bahn into town - the 5km trip won't leave you much time to daydream out the window!
- Mere minutes in the car to Vale Park Primary and Charles Campbell College (both zoned), as well as Marden Shopping Centre, restaurants, fashion and film along The Parade, and boutique specialty stores at bustling Burnside Village

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.