

**24 Marchant Trail, Buckland Park, SA 5120**

**HARRIS**

**Sold House**

Friday, 11 August 2023

24 Marchant Trail, Buckland Park, SA 5120

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 445 m2**

**Type: House**



Jake Halliday  
0413693132

**\$735,000**

Tom Dunstan & Harris Real Estate are thrilled to present to the market this stunningly finished abode in the prestigious Riverlea Park estate. Welcome home to 24 Marchant Trail..Enjoy the convenience of brand new, modern fixtures, fittings, quality craftsmanship and bright neutral decor, across a stylish open plan living space, perfect for the growing family and ideal for those who love to entertaining in a stunning home. Upon entering the master suite greets you with beautiful views of the estate and equipped with walk through robe and an ensuite to die for boasting his and her vanity. All 4 bedrooms are well appointed and of good proportion. Bedrooms 2 and 4 offer a built-in robe. A well-appointed main bathroom features separate large shower and relaxing bath, plus there is a separate toilet. Relax in a large, combined living/dining room where a stylish modern kitchen overlooks. Cook the family meals in style with crisp white cabinetry, sweeping bench tops, quality stainless steel appliances, glass splashback, island breakfast bar and a fabulous walk-in pantry of very generous size. Relax outdoors under the alfresco, constructed under the main roof, offering LED downlights and overlooking a lawn covered rear yard where there is an abundance of space for children and pets to play. The retreat/study offers a space with many different options. Whether you enjoy movie nights and utilising the space as a home theatre, 5th bedroom, study or second living, The possibilities are endless. What we love; - Ducted reverse cycle - High profile ceilings - Hybrid flooring with quality carpets in all bedrooms - High finish Fairmont build - Located in the prestigious Riverlea Park - Hot and cold water, gas and drain point located in the alfresco prepared for an outdoor kitchen - Generous size allotment - Brand new build completed June 2023 And much more Feel free to reach out to Tom Dunstan with any further enquiries or to organise an inspection. Riverlea's founded on exceptional quality and thoughtful design - transforming the North West of Adelaide into a thriving region. A vibrant neighbourhood, abundant in nature and the best urban amenities. Your new home will stand among beautifully landscaped streets, where children play freely, and neighbours become trusted friends. Where everything you need is easily accessible to give you the freedom to live the life you've always dreamed of. No matter what stage of life you're at. Specifications: CT / 6258/998 Council / Playford Zoning / Master Planned Neighbourhood Land / 445m<sup>2</sup> Estimated rental assessment: \$600 - \$650 p/w (Written rental assessment can be provided upon request) Nearby Schools / Two Wells P.S, Riverbanks College B-12 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