

# 28A Dudley Road, Marryatville, SA 5068

## House For Sale

Thursday, 8 February 2024

28A Dudley Road, Marryatville, SA 5068

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 291 m2**

**Type: House**



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## **\$980,000 Auction (USP)**

Nestled in a serene, leafy street, 28A Dudley Road is a Torrens titled abode that exudes contemporary comfort and effortless convenience. Its proximity to Marryatville's local shopping centre and being within the esteemed Marryatville school zone make it an attractive catch for discerning families and professionals alike. Upon entry, the residence welcomes you with a spacious, sun-soaked living area, where large windows and neutral tones create an inviting and flexible space for relaxation and entertainment. The seamless integration of the dining room and modern kitchen ensures that hosting friends or enjoying quiet family dinners is done with style and ease. The kitchen itself, fitted with quality appliances and ample storage, overlooks the dining area, keeping the conversation flowing as meals are prepared. A trio of bedrooms provides a private escape for all household members. The master suite, complete with an ensuite, offers a tranquil retreat, while the remaining bedrooms are serviced by a well-appointed central bathroom. All bedrooms feature air conditioning for year-round comfort, and the practical layout ensures a sense of flow throughout the home. The verdant backyard, visible from the living areas, invites you out to the generous verandah space, perfect for alfresco dining or simply enjoying the outdoors. The verdant plantings and ample space for children to play make the backyard a low-maintenance haven in the midst of the suburb. Dudley Road's residence is further enhanced by off-street parking, easing the daily routine and providing secure storage for vehicles. It's evident that this property has been designed with a lifestyle of convenience and relaxation in mind, all while maintaining a sense of sophistication that will captivate the most selective of tastes. Key features:- Torrens titled property- In the Marryatville school zone- Walking distance to Marryatville Shopping Centre- Spacious backyard with verandah- Low maintenance living- Off-street parking Whether you're seeking a residence in Marryatville or an investment property with potential for generous returns and long-term tenancies, this home is poised to meet your needs. Ryan and Lalita Yuan eagerly anticipate assisting you in making this beautiful property your own.