

2A Blanden Avenue, Marden, SA 5070

HARRIS

Sold House

Thursday, 16 November 2023

2A Blanden Avenue, Marden, SA 5070

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 429 m2

Type: House



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\$1,310,000

Discover inner-city living at its finest with this exquisite courtyard home, nestled in the vibrant and sought-after enclave of Marden, directly adjacent to Royston Park, and a stone's throw from the serene trails of Linear Park. The home features a modern, low-maintenance design with a flexible floor plan to suit your family. Choose between four spacious bedrooms or opt for three bedrooms complemented by two generous living areas. The master bedroom has its own ensuite and walk-in robe, while built-in robes can be found in two of the other bedrooms. Boasting a state-of-the-art chef's kitchen complete with expansive Caesarstone benchtops and gas cooking, this abode is a culinary dream. Entertain year-round beneath a rear alfresco overlooking a lovely garden with an array of established fruit trees – peach, nectarine, nashi pear and mandarin. A double garage provides secure, off-street parking as well. Families will appreciate the superb school zoning, situated in the zone for popular Marryatville High School, East Adelaide Primary School and Vale Park Primary School. There's no shortage of excellent educational opportunities on your doorstep. This is not just a home, but a lifestyle haven for those who desire the pulse of the city with the tranquillity of quiet suburban living. The popular Linear Park Trail is just around the corner, along with your selection of three local gyms all within walking easy walking distance, including Goodlife Health Club Payneham. Local bus routes can be found on Payneham Road direct into the CBD for extra convenience. Don't miss out on the chance to make this modern gem your own! Specifications: CT / 5932/18 Council / Norwood Payneham & St Peters Zoning / HDN Built / 2005 Land / 429m² Frontage / 19.7m Council Rates / \$1864.41pa Emergency Services Levy / \$187.55pa SA Water / \$224.63pa Estimated rental assessment / \$800 - \$900 per week / Written rental assessment can be provided upon request Nearby Schools / East Adelaide School, Vale Park P.S, Marryatville H.S 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