

3/40 Barnes Avenue, Marleston, SA 5033



Sold House

Wednesday, 28 February 2024

3/40 Barnes Avenue, Marleston, SA 5033

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 75 m2

Type: House



Prue McElwain
0406885798

\$515,000

Elevate your property aspirations with this lovely unit, perfectly tailored for both first-time buyers seeking a comfortable haven and astute investors eyeing a lucrative opportunity. Nestled at the rear of a group of 3, this generously spaced Homette is poised to captivate. Bathed in natural light, its well-appointed interiors seamlessly blend with ample private outdoor gardens, offering an idyllic setting for alfresco gatherings and leisurely moments. The accommodation comprises a generously proportioned main bedroom, with ample built-in storage, alongside a second double bedroom also featuring built-ins. The tiled living area encompasses a spacious lounge alongside an open-plan dining room, flowing into the modern kitchen, with abundant cupboard space and high-quality appliances. A large glass sliding door facilitates easy access to the rear gardens and outdoor area, enhancing the seamless indoor-outdoor living experience. Further features: Reverse Cycle Air-Conditioning: Ensuring year-round comfort. Gas Space Heater: Adding warmth and coziness during cooler months. Ample Storage: Including a large garden shed and a garage under the main roof, accommodating one car, with an additional parking space adjacent to the property. Private Established Gardens: Both rear and side gardens, along with a front private courtyard, offer serene retreats visible from every window. Conveniently located close to essential amenities, and a mere 10-minute drive from Adelaide CBD, this residence offers the perfect balance of tranquility and accessibility. Whether you're commuting to the city or seeking relaxation by the beach, this location caters to all preferences. Nearby public transport options, coupled with an array of cafes and shops along Richmond Road, further enrich the lifestyle convenience. Don't miss out on this exceptional opportunity! Contact Prue today to schedule an inspection and embark on your journey towards owning or investing in this exceptional property. Specifications : CT / Volume 5056 Folio 155 Council / City Of West Torrens Zoning / General Neighbourhood Built / 1974 Internal / 75sqm (approx.)