

33 Willow Bend, Marden, SA 5070



Sold Townhouse

Thursday, 15 February 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 338 m2

Type: Townhouse



Lawrence Cocca

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Contact agent

A stunning contemporary charmer spilling with superb size and space, 33 Willow Bend captures an understated elegance in this leafy and privately positioned townhouse on the fringe of Adelaide's coveted inner east. With strong street presence overlooking a lush reserve teeming with magical birdlife, this 2-storey beauty blends comfort living with sweeping entertaining potential as the open-plan kitchen, dining, family and outdoor alfresco combine for one incredible social hub to host, relax or simply unwind no matter the season or reason. Packed with modern contemporary feature, enjoy whipping-up delicious dinners and lovely lunches in this spacious chef's zone letting you serve and scan whether friends are inside or out, or the kids are happily contained in the formal lounge at entry. The well-conceived floorplan delivers plenty of privacy too, where a spacious upstairs sees a decadent master bedroom featuring large walk-in wardrobe and sweeping ensuite complete with separate shower and sumptuous spa bath. There's also 2 additional bedrooms with easy access to the main bathroom featuring separate WC for added family convenience, while a family-friendly laundry, guest WC and cosy ducted AC throughout bring modern finishes to this beautiful contemporary base. Together with rear laneway access to your double garage, lots of storage space inside and out, and fully terrazzo tiled alfresco - this property is all about ideal low maintenance living that makes up for it with having a reserve right next door, as well as the scenic Linear Park a stone's throw inviting rejuvenating weekend walks and rides. Vibrant shopping precincts are also major drawcards with Marden, Walkerville Terrace and even the iconic Parade Norwood are all at arm's reach, while the CBD sits a quick 5km away.

FEATURES WE LOVE

- Light-filled contemporary elegance spilling across the open-plan ground floor, and where the kitchen, dining and family zone combines for one effortless entertaining hub
- Spacious foodie's kitchen featuring sweeping bench top space for stress-free cooking, abundant cabinetry and cupboards, including space for wine fridge and rack, as well as gleaming stainless appliances
- Lovely formal lounge at entry (or 4th bedroom option), and huge all-weather outdoor entertaining with covered verandah and low maintenance upkeep
- Generous master bedroom featuring large WIR and luxe ensuite with separate shower and full spa bath
- 2 additional spacious bedrooms, one with handy BIRs
- Neat and tidy main bathroom featuring separate shower, bath and WC/powder area
- Family-friendly laundry, guest WC, and understairs storage
- Private rear access to secure double garage, additional storage room, as well as garden shed

LOCATION

- Wonderful access to Linear Park for endless weekend adventure with the kids
- Zoned for East Adelaide School, Vale Park Primary moments away, and the sought-after Marryatville High
- A stone's throw to Marden Shopping Centre for all your everyday essentials, around the corner from the redeveloped Walkerville Terrace, and just 8-minutes to the thriving Parade Norwood for great cafe, restaurant and weekend entertainment options

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.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 321928.