

**37 Marchant Road, Strathalbyn, SA 5255**

**Raine&Horne.**

**House For Sale**

Tuesday, 16 January 2024

37 Marchant Road, Strathalbyn, SA 5255

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 933 m2**

**Type: House**



Brendan Saunders

0400856500

**\$595,000**

Best Offers By 12pm Tuesday the 06/02/2024 Located on the eastern side of the township in a popular position, 37 Marchant Road, Strathalbyn is a total package. Positioned on a spacious 933m<sup>2</sup> allotment, the four bedroom, two bathroom home is different from the rest. The open plan design brings kitchen, dining and family together in an interactive setting, the difference is this family space overlooks the private front yard and the more you're in it the more you'll love it. The kitchen, freshly renovated offers spacious stone bench tops, walk in pantry, wall oven, dishwasher, and ample cupboard space. All four bedrooms have built in robes with the master including an ensuite. A separate study area is ideal for working from home or even for the kids to do their homework. This property has plenty of wow factors but it's also the little things that impress like the amount of storage, the timber raked ceilings and the beautiful slow combustion heating. Stepping outside you'll soon realise this place just keeps getting better. An enormous undercover deck leads to the backyard and is perfect for entertaining friends and family, a separate freestanding pergola has a built-in outdoor kitchen. Let's just say you'll have to get used to being the host. Other features include a 6m x 9m shed with concrete and power, two garden sheds, plumbed rainwater, a large grassed area for the kids to enjoy and an impressive carport with room for the caravan, trailer or multiple cars. Yeah, it's got the lot! CT 5618/74 Council Area: Alexandrina Council Land: Approximately 933m<sup>2</sup> 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. Interested parties should make their own enquiries and obtain their own legal advice.