

**39C Sutton Terrace, Marleston, SA 5033**



**Sold House**

Friday, 1 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 270 m2**

**Type: House**



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## Contact agent

Situated in the ultra convenient location of Marleston, this architecturally designed townhouse is finished with a sophisticated style. The home is efficiently designed and highly functional, with sleek open living areas, giving them a larger than life feeling, whilst maximising the space. This stunner is the perfect fit, whether it be first home buyers, career driven couples or astute investors looking to take advantage of this thriving area between the city and the sea. Peacefully tucked away off the street, the ground floor comprises of a large master suite complete with walk in wardrobe and designer ensuite with floor to ceiling tiles. The stunning kitchen is sure to please and comes complete with stainless steel appliances including dishwasher, 900mm underbench oven, gas cooktop, an abundance of cupboard space and overlooks the sun-drenched open plan dining/living area. The indoor living space effortlessly flows out to the alfresco entertaining area that's perfect for year round enjoyment. Also located on the lower level is a well equipped laundry with built in storage and a separate wc. The show stopping aged oak staircase leads the upper level which offers perfect functionality with a versatile floor plan that comprises 3 oversized bedrooms that could alternatively be utilised as 2 bedrooms and a second living room if required. Bedrooms 2 and 3 include built in wardrobes and are centrally located to the striking bathroom that comes well equipped with a freestanding bath, vanity with stone top, third toilet and is complemented by high quality fixtures and fittings throughout. Loaded with extras including ducted reverse cycle air-conditioning, aged oak hybrid flooring throughout, garage with auto panel lift door and second off street parking bay. Ideally positioned in a prime location, this property offers easy access to the CBD, local shopping centres, several parks and is within walking distance to public transport. This stunning townhouse delivers a refined executive lifestyle or investment opportunity and is bound to sell fast, the opportunity to get first access is paramount