

# 4/36 Marleston Avenue, Ashford, SA 5035

## Townhouse For Sale

Wednesday, 29 May 2024

4/36 Marleston Avenue, Ashford, SA 5035

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Alexander Parzis  
0410588633



Hayley Parzis  
0411318382

**\$598,000**

Auction Location: Onsite. Saturday 15th of June, 2024 at 12:00pm Positioned securely to the rear of a tightly held group, enter through a security gated space where only residents and welcomed guests can arrive for complete peace of mind. Enjoy privacy within a small community and the benefit of being located within only 2 km of the city. Walk, ride or bus your way to work each day from this tightly held location adjacent the parklands for weekend exploration. Boasting a recent internal refresh, the lucky new owner will enjoy a brand new bathroom with floor to ceiling tiles and luxuriously appointed fittings and fixtures, updated flooring through out the main home and a fresh new re-paint ensuing all you need to do is arrive, unpack and start living life to its full potential without any pesky renovations. Enjoy cooking within a "White and bright" updated kitchen boasting streams of natural light, breakfast bar, stainless steel appliances and a sunny outlook out across to the courtyard. A single carport will provide sheltered accommodation for the family car, plus there is an adjacent separate car park space and a nearby visitor park, allowing for up to 2 vehicles to be parked securely off street. Ducted reverse cycle air-conditioning will ensure your year-round comfort while an irrigation system to the gardens ensures a leafy, lush outlook. Briefly: \*Community Title, self managed\* Safe and secure within a gated community group\* Automatic remote to a secure vehicle access gate\* Semi open plan, updated internally with a beautiful Nordic, modern feel\* Spacious living room with ample natural light\* Generous dining area with kitchen adjacent\* Modern, spacious and bright kitchen\* Newly renovated bathroom with luxe fixtures and fittings \* Freshly re-painted \* Walk-through laundry and ground floor powder room\* Paved rear courtyard with established gardens\* 3 generous bedrooms to the upper level\* Bedroom 1 boasts a light-filled room with a large walk in wardrobe\* Bedrooms 2 & 3 with built-in robes and new floating floors \* Newly renovated bathroom with luxe tiles, fittings and fixtures\* Single carport & adjacent parking space\* Daikin Ducted reverse cycle air-conditioning\* 2.7 m ceilings\* Under stair storage\* Great location only 2 km to the city A rare opportunity to reside within walking distance to the city. Quality shopping can be found at neighbouring Unley, Kurralta Plaza or Castle Plaza with the Adelaide CBD and the Central Market at your doorstep along with Ashford Hospital making this a great investment opportunity for local workers to reside within. Quality local primary schools include Richmond Primary, Goodwood Primary School, Sturt Street Community School & Cowandilla Primary School. The zoned high schools are Adelaide Botanic High School and Adelaide High School. Local private schools include Immanuel College, Cabra Dominican College, Tennison Woods Catholic School and Walford Girls School.