

**41 Glenbrook Close, Marden, SA 5070**

**HARRIS**

**Sold Townhouse**

Thursday, 29 February 2024

41 Glenbrook Close, Marden, SA 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Contact agent

Jake Halliday & Harris Real Estate are proud to present this stunning three bedroom, low-maintenance property to market. Located in an unbeatable position along linear park walking trail and the River Torrens, this townhouse is sure to impress the savviest of buyers. As you enter the property you will be impressed by the timber look flooring and the beautiful tall ceilings. As you walk down the hallway you will be sure to enjoy the the open plan family, meals and kitchen area. The kitchen has been stylishly updated and is the perfect place for the home chef to cook up a storm. Here you will find a four burner electric cooktop, electric oven, rangehood, double sink with mixer tap, beautiful timber-look benchtops, mirrored splashback, and an abundance of bench and cupboard storage. The lounge room is the perfect place to sit back and relax to get away from the hussle and bussle of daily life with views out over the River Torrens. The property has three spacious bedrooms with two upstairs and the largest of the three is downstairs. All bedrooms contain built in robes and air-conditioning for year-round comfort. The master bedroom has an incredible balcony overlooking the leafy green reserve in front of the property and both bedrooms upstairs have ceiling fans and easy access to the main bathroom. The two way bathroom is perfect for family convenience and has a shower, large spa-bath and separate toilet along with an incredible sky-light allowing an array of natural light through the bathroom. More features you are sure to love:- Plantation shutters throughout- Air-conditioning for year round comfort- Direct access to the River Torrens walking trails Step outside and be blown away with the uninterrupted views over the river torres and all the wildlife and greenery that comes along with it. There is a great verandah and plenty of lawn for kids to play. The backyard is fully fenced with a rear gate to access the walking trails on offer at your doorstep. The location is incredibly with wonderful proximity to local cafés, bustling shopping precincts, the Linear Park Trail a stone's throw from your front door encouraging scenic weekend walks or rides, while one of the easiest runs out of the leafy east to Adelaide CBD by way of car, bus or bike makes this city-fringe property an absolutely must-see! Specifications: CT / 5147/228 Council / Norwood Payneham & St Peters Zoning / HDN Built / 1993 Council Rates / \$1167pa Strata Rates / \$695pq Strata Manager / Strata Data Emergency Services Levy / \$49.95pa SA Water / \$158.60pq Estimated rental assessment: \$500 - \$550 p/w (Written rental assessment can be provided upon request) Nearby Schools / Vale Park P.S, East Adelaide School, Marryatville H.S Disclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 330069