

43 Willow Bend, Marden, SA 5070



House For Sale

Wednesday, 24 April 2024

43 Willow Bend, Marden, SA 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 300 m2

Type: House



Julie Zanes

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Ben Poland

0413746776

\$895k - \$975k

Auction Sat, 11th May - 4pm (usp) This delightful home encompasses contemporary elegance at its finest. You will love living here with the Linear Park a short stroll from your door and the CBD just ten minutes away. Inside, it oozes a fresh and vibrant feel with beautiful timber floors, plantation shutters and lots of natural light. The versatile layout features open-plan living, a separate lounge room or third bedroom and a superb all-weather alfresco entertaining space. At the rear of the house, the open-plan living and dining area has plenty of space for daily living. Double doors lead to the alfresco entertaining space, complete with cafe blinds for year-round enjoyment. The five-star kitchen is a recipe for success with endless storage, modern appliances, stone benchtops and a large breakfast bar. A separate lounge with French doors provides valuable extra living space or perhaps a third bedroom. The generous master suite at the front of the house, for added peace and privacy, boasts a walk-in robe and ensuite. The second bedroom has a ceiling fan and a built-in robe. Other great features include a secure garage, a laundry and ducted cooling. The easy-care garden allows you to reclaim your weekends, and with Linear Park on your doorstep, you're never far from nature. This blue-chip location is just a short walk from Marden Shopping Centre and local cafes, and it is just ten minutes from the CBD. Features we love:

- Contemporary parkside elegance
- Stone-fronted bungalow
- Open-plan living zone
- All-weather alfresco entertaining
- Modern gourmet kitchen
- Separate lounge room or third bedroom
- Master bedroom with walk-through robe and ensuite
- Secure garage with built in storage
- Handy built-in storage in the laundry
- Easy-care gardens
- Zoned for Marryatville High School
- A short stroll from Linear Park
- Walk to Marden Shopping Centre
- Just ten minutes from the CBD

Certificate of Title - 5847/922 Council - Norwood Payneham & St Peters Zoning - GN - General Neighbourhood Year Built - 2006 Land Size - 300m² Total Build area - 198m² Council Rates - tba SA Water Rates - tba Emergency Services Levy - tba All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403