

**53 Willow Bend Avenue, Marden, SA 5070**

**HARRIS**

**Sold House**

Friday, 3 November 2023

53 Willow Bend Avenue, Marden, SA 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 300 m2**

**Type: House**



Scott Moon  
0421448312



Troy Law  
0449763628

**\$920,000**

53 Willow Road is an ultra-rare chance to secure something truly special. A Torrens-titled home zoned to Marryatville High School, reimagined for exquisite contemporary living, with all the hard work already completed for you. Upscaled for maximise lifestyle, all you need to do is get set to enjoy the good life.... Combining sandstone frontage and veranda, offset by lush lawns and manicured hedges, a reproduction character frontage radiates street appeal. Enter to central hall, with light-wash timber look floors and crisp colour palette carrying airiness across the footprint, guiding to rear living suite. An enviable workspace for casual and committed entertainers alike, a sleek monochrome kitchen showcases waterfall stone benchtops, undermount sink, and glass splashback, with open plan placement maximising natural flow. French doors and bay window integrate indoors and out, connecting to a generous gabled pergola ready for summers spent soaking up sunrays and entertaining your nearest and dearest. Stone walls, climbing roses, lush hedging and evergreen lawns wrap the rear yard in botanical privacy, offering plenty of space to relax alfresco, with enviable north-facing orientation to boot. A serene main bedroom occupies pride of place to the front, with two additional bedrooms delivering flexibility to adapt as you need or grow. All are serviced by a three-way family bathroom, showcasing soft green feature tiling, freestanding bathtub and corner shower to create a calm retreat for sumptuous soaks, while dual access enabling clever double duty as an ensuite. A short walk finds you at Glenbrook Close or Willow Bend Reserve, as well as the Linear Parkway for weekends spent exploring via bike or foot in either direction. Located just short drive away from numerous amenities, including shops, cafes, supermarkets at Marden and Walkerville Shopping Centres, in addition to Vale Park and Marryatville High School for a streamlined school and grocery run. Only 10 minutes to the CBD, or harness regular bus services for an easy commute. Contemporary elegance at its finest – get ready for elevated living. More to Love:- Secure single garage and additional off-street parking- Ducted Reverse cycle air-conditioning throughout- Updated laundry with exterior access- Built-in robes for two bedrooms- Downlighting- External storeroom- Plantation shutters- Guest WC Specifications: CT / 5847/917 Council / Norwood Payneham & St Peters Zoning / GN Built / 2002 Land / 300m<sup>2</sup> Frontage / 10m Council Rates / \$1540.99pa Emergency Services Levy / \$172.45pa SA Water / \$219.64pa Estimated rental assessment / \$700 - \$800 per week / 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 | 226409