

**5A Allington Avenue, Marleston, SA 5033**

**Sold Townhouse**

Monday, 14 August 2023

5A Allington Avenue, Marleston, SA 5033

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

**\$858,000**

**Auction Location: On Site**  
**A Cozy, Modern Gem!**  
Welcome to 5A Allington Avenue, a modern townhouse that exudes warmth, style, and convenience. This property is a testament to meticulous attention to detail and high-quality finishings, creating a home that is both inviting and luxurious. Nestled between the city and the sea, this 3-bedroom, 2.5-bathroom, dual-storey home offers the perfect balance of both worlds. The upper level of the home is fully carpeted, creating a cozy and comfortable atmosphere. The main bedroom is a haven of tranquility, featuring a walk-in wardrobe and a private ensuite. The two additional spacious bedrooms are equipped with floor-to-ceiling mirrored built-in robes and large windows that flood the rooms with natural light. A cozy study nook completes the upstairs, providing a quiet space for work or study. The lower level of the home featuring spotted gum timber floors, boasts an open-concept plan that is perfect for both entertaining and everyday living. The kitchen is a chef's dream, featuring high-end stainless-steel appliances, a gas stove, sleek white cabinetry, and a large island with a breakfast bar. The stylish backsplash and stone countertops add a touch of modern elegance to the space. The open-plan living area seamlessly transitions to the fully tiled outdoor alfresco area through glass sliding doors. This outdoor space is equipped with downlights and a ceiling fan, ensuring comfort during those warm summer evenings. The spacious double car garage with internal access ensures parking is always a breeze. This one owner-occupied property provides easy access to shopping centres, parks, reserves, and recreational facilities. Zoned for Plympton International College and close to other reputable schools, including Black Forest & Plympton Primary, this property is perfect for families. With nearby amenities such as Kurralta Park Central, Terry White Chemmart, and the delicious Karma and Crow Café. Everything you need is within reach!

**Property Features:**

- 2.7m ceiling
- Three bedrooms, two-and-a-half bathrooms
- Open plan kitchen, dining, and family room
- Spotted Gum timber floors
- Main bedroom with walk-in robe and ensuite
- Study nook located upstairs
- Downstairs toilet & powder room
- Double car garage with secure internal access
- Reverse cycle ducted A/C throughout for year-round comfort
- Short walk to the West Torrens dog park and Weigall Oval Tennis Courts
- Low maintenance landscaping
- 10-minute drive to Glenelg
- 6km to Adelaide CBD