

**64 Marian Road, Payneham, SA 5070**



**Sold House**

Tuesday, 27 February 2024

64 Marian Road, Payneham, SA 5070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 635 m2**

**Type: House**



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## Contact agent

Capturing wonderful modern contemporary magic with an exceptionally designed property that makes impressive use of its generous 635m<sup>2</sup> block boasting 215m<sup>2</sup> of sweeping, single story internal living space, 64 Marian Road - every bit an inner east, urban oasis - delivers instant lifestyle finesse, primed for families of all ages. Behind beautifully leafy curb-side appeal, enter to a free-flowing footprint gliding over polished solid timber floors, and where a central lounge flooding with natural light gently draws eager guests and returning residents in. A spacious and sunbathed private courtyard of gabion screens sublimely enhances outdoor options, while the star is the north facing alfresco entertaining under main roof, and stunning open-plan living, where gentle winter light flows seamlessly to luxury dining and kitchen to form an elegant social hub. The generous kitchen is the heart and helm of this light-spilled domain, expansive island bench accommodates comfortably for breakfast bar, or cocktails, as you day demands. Relax and recharge, overlooking lush greenery, and all-important space for the kids to run and play or family pets to happily roam... everyday living to weekend hosting, at your command. Showcases intuitive interior design, the heads of the household will enjoy welcome privacy with a decadent master bedroom at entry and featuring full walk-in wardrobe and sparkling ensuite, while bedrooms 2 and 3 are well-positioned either side of the family-friendly main bathroom for maximum convenience. With a long list of creature comforts and inclusions, ranging from a cleverly concealed yet no-less inspiring & fully equipped home office/study, with shelving, underbench filing cabinet & set of 3 drawers, functional laundry with high level storage, shelving & hanging rack, cooling ceiling fans throughout, as well as ducted evaporative air conditioning & ducted gas heating for year-round climate control - this stellar property is feature-packed and ready for instantly lovable living. Combined with exceptional east-side convenience where you'll find parks, playgrounds and schools all a leisure stroll from your front door, bustling shopping precincts by way of Marden or the iconic Parade bursting with popular cafés, restaurants and boutique stores, and all this with Adelaide CBD less than 10-minutes away.

**FEATURES WE LOVE**

- Stunning single level north facing open-plan entertaining area featuring gorgeous solid timber floors and panoramic views of the lush green and sunny backyard
- Separate equipped study/home office with shelving, underbench filing cabinet & 3 drawers
- Spacious foodie's zone featuring fantastic bench top space letting you socialise as you serve, abundant cabinetry and cupboards, gleaming stainless appliances, 900mm cook top and oven & dishwasher
- Under main roof alfresco entertaining area, as well as a sunbathed side courtyard for no shortage of space to enjoy morning coffee routines, summer lunches and balmy twilight evenings
- Second lounge area opening out to spacious courtyard with stone gabion walls
- Supremely generous master bedroom featuring gallery windows, ceiling fan, WIR and private ensuite
- 2 additional ample-sized bedrooms, both with BIRs and ceiling fans
- Central contemporary main bathroom featuring separate shower and relaxing bath, as well as separate WC and powder area for added convenience
- Family-friendly laundry with high level storage, shelving and hanging rack
- Double garage with internal and rear access
- Ducted evaporative air conditioning & ducted gas heating
- Floor to ceiling storage in hallway
- Mains gas plumbed to BBQ

**LOCATION**

- Nestled in the neighbourly pocket of the inner-east close to parks, St Joseph's and Trinity Gardens Primary, and zoned for Norwood International
- Around the corner from Marden Shopping Centre and a stone's throw to Firlle Plaza & Kmart, as well as the iconic Parade Norwood for all your lifestyle options
- Less than 10-minutes to Adelaide CBD for great access to the vibrant East End

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Norwood RLA 278530 Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property

**Details:** Council | Norwood, Payneham & St Peters Zone | GN - General Neighbourhood \\ Land | 635sqm (Approx.) House | 277.5sqm (Approx.) Built | 2009 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa