

7A Burwash Road, Marryatville, SA 5068



House For Sale

Saturday, 9 December 2023

7A Burwash Road, Marryatville, SA 5068

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 311 m2

Type: House



Mark Bressington
0411747473



Georgie Bressington
0413832688

\$1.399m - \$1.449m

Offers Close Thur, 21st Dec - 5pm (usp) Firmly placed in one of Adelaide's most sought-after and exclusive public school catchments, this two-storey and stone-fronted family home is your ticket to Marryatville High School and an unbeatable lifestyle on the leafy brink of The Parade and the CBD beyond. Sitting pretty on an easy-care parcel with a prized north-facing rear to go with its double garage, this solar-powered 3-bedroom abode lays the perfect foundations for families in search of a flexible home without the time-consuming upkeep. With multiple living zones on the lower floor alone, its astute floorplan ensures you can all escape and embrace one another with equal ease in this light-drenched home with a new lease on life thanks to its brand spanking oak-look floors. The open-plan kitchen and family room at the rear welcome that northern light, imploring you to step out to the rear patio when the weather warms. With stainless steel appliances and plenty of storage, the kitchen is as dependable as they come. Depend on a good night's rest? The master bedroom obliges on the upper floor by giving you an ensuite, walk-in robe and so much space that it looks and feels like your very own wing, ensuring you'll be well rested when you wave the kids goodbye for their short walk to school. Just 100m from Woolworths and not much further from The Marryatville Hotel, the famous Regal Theatre, Hula Hoop (the home of Sunday sessions), public transport and Pembroke School, that valuable school zone only scratches the surface. Welcome to Marryatville. - ? Tightly held by the one family since the day it was built - ? Valuable south-north orientation - ? Zoned for the ever-reputable Marryatville High School and moments from Loreto College and Pembroke School - ? Two expansive living zones on the lower level - ? High ceilings throughout - ? Ducted reverse cycle heating and cooling - ? Powerful solar system for reduced energy bills - ? Three large bedrooms - ? Loads of storage throughout - ? Large separate laundry - ? Double garage with remote Panelift entry - ? Secure rear yard established easy-care gardens - ? Just 10 minutes from the CBD and short drive from Burnside Village and The Parade 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