

**7A Cudmore Terrace, Marleston, SA 5033**

**NOAKES  
NICKOLAS**

**House For Sale**

Wednesday, 14 February 2024

7A Cudmore Terrace, Marleston, SA 5033

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 407 m2**

**Type: House**



Jorden Tresidder  
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Matt Brook  
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## Best Offers By 4/3 (USP)

Best Offers By Monday 4th of March at 1pm (Unless Sold Prior). Discreetly positioned on a 407sqm Torrens-titled allotment toward the rear of an agapanthus-lined drive, this exceptionally maintained and presented courtyard home promises the best of a mid-city to coast lifestyle with next to zero upkeep. Built in just 2015 to combine stylish finishes with contemporary comforts, the free-flowing footprint creates an airy and 'at home' feel from front to back. 2.7 metre ceilings create a spacious flow from the entry; uniting living, dining and a well-equipped kitchen to create a luxe backdrop to your daily duties thanks to sleek cabinetry, marble-look granite benchtops, glass splashback and a matte-black double sink. From here, the verandah elevates outdoor entertaining from its preferred north-south position, dutifully surrounded by easy-care, irrigated garden beds and good neighbour fencing. Thoughtfully designed to grant the heads of the household some much needed privacy, the master with walk-in robe and ensuite is separated from two additional bedrooms and main bathroom to form a wing of their own. Creating a hotel-esque feel at home, both bathrooms are stylishly tiled from floor-to-ceiling, feature frameless showers and recessed niches, whilst the main steps it up again with its freestanding tub. Double garaging granting safe internal access and a 5kW solar system set this modern home apart, combining with its private rear position to offer a secure, energy efficient and economical home base from a thriving and highly sought postcode. You'll soon be pencilling in your calendar long brunches at Karma & Crow, family trips to Bounce and shopping trips to Kurralta Central, whilst the nearby tramline connects you from city to bay for breezy weekday commutes and leisurely weekends alike – absolutely everything is at your fingertips from your cosmopolitan position on Cudmore. Even more to love:- Double garage with wall-to-wall storage & internal access- Quality stainless-steel kitchen appliances- Spacious internal laundry- Built-in robes to bedroom 2 & 3- Ducted R/C air conditioning- Security cameras & sensors- Ceiling fans- Garden shed- Just 2km to the coast & 3km to the city fringe- 450m to bus stop- Zoned for Plympton International College- In the catchment for Kurralta Park Community Kindergarten- Proximity to Plympton Primary School, Richmond Primary, Harbour Town & Adelaide Airport Land Size: 407sqm Build Size: 182sqm Year Built: 2015 Title: Torrens Council: City of West Torrens Council Rates: \$1260 PASA Water: \$180 PQES Levy: \$139.69 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.