

7G Arabella Court, Marden, SA 5070

Pilgrim 表

Sold House

Wednesday, 27 September 2023

7G Arabella Court, Marden, SA 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 152 m2

Type: House



Dani Solm

0412227080

\$819,500

Welcome home to this contemporary townhome nestled quietly amongst other quality modern homes in tightly held Marden right along Linear Park. Positioned for lifestyle this light filled and spacious property boasts three generous sized bedrooms, including a master suite with a walk-in robe and ensuite bathroom and is located in the East just 6km from the CBD. As you step inside the sleek and modern porcelain tile flooring adds a touch of elegance to the entire home. The open floor plan seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting atmosphere for entertaining guests or spending quality time with family. A perfect courtyard to the rear flows effortlessly and brings the inside entertaining to outside with ease - perfect for those Summer nights with friends. Floor to ceiling sheers complement the lounge area adjacent the kitchen adding a luxe feel to ground floor living. Kitchen features include quality Bosch appliances including dishwasher and surfaces are flanked with stone benchtops, glass splashbacks and a breakfast bar in a neutral colour palette throughout the home. A European style laundry offers convenience and efficiency, while also providing ample overhead storage space to keep everything organized. Plenty of additional storage features throughout this modern home including floor to ceiling wall cupboards on the upper level. The upper level bathroom features an over-sized shower, toilet, engineered stone bench tops and floor to ceiling tiles adding that higher end feel to the home. For convenience and security, the townhome comes with a lock-up garage featuring a panel lift entry, ensuring easy access to your vehicle. Additionally, there is extra off-street parking available for one car, ensuring that you and your guests never have to worry about finding a parking spot. An enviable lifestyle awaits - stroll to Marbella Cafe Locale on Battams Road for morning coffee and brekky and take the dog and the whole family for a walk or cycle along Linear Park on the weekend. Moments from Marden Shopping Centre, a 9 minute drive to Norwood Parade shopping precinct with its many restaurants, pubs and cafes and with ease of proximity to CBD with a range of transport options this one is not to be missed. With its contemporary design, functional layout, and high-quality finishes, this townhome is the epitome of modern living. Don't miss out on the opportunity to make this your new home. Why you'll love it: - Adjacent Joslin Modern curb appeal Arabella Court Reserve right outside your door step Custom sheer curtains throughout Low-care landscaped gardens Storage includes BIRs to Bedrooms 2 and 3 Plenty of wall cupboard storage on upper floor between bedrooms Powder room on ground floor Over-sized en-suite shower Ducted RC AC Security alarm Moments from Marden Shopping Centre, a 9 minute drive to Norwood Parade shopping precinct with restaurants, pubs and cafes Close to facilities MARS sports centre, Marden Saturday markets and Payneham Swimming Pool Zoned to Marryatville HS, Vale Park Primary and East Adelaide School and close proximity to some of Adelaide's finest private colleges including Saint Peter's Boys, P.A.C, Wilderness School, St Joseph's Payneham. HARCOURTS PILGRIM Council - City of Norwood, Payneham & St Peters Community Title Admin fund: \$161.65 per quarter Sinking fund: \$12.10 per quarter SA Water: Supply \$74.20 and Sewer \$98.24 per quarter Council Rates: \$1275.36 (approx) ESL: \$146.75 (approx) Land Size - 152.89m² approx. Total Build area - 135.19m² approx. Year of Build: 2018 RLA 275886