

**8/23 Briar Road, Felixstow, SA 5070**



**Sold Townhouse**

Tuesday, 12 March 2024

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**Bedrooms: 3**

**Bathrooms: 2**

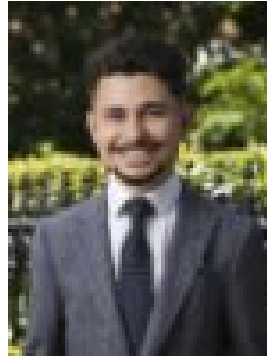
**Parkings: 2**

**Area: 156 m2**

**Type: Townhouse**



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John Eglezos

0413835213

**\$710,000**

A whisper-quiet, contemporary charmer nestled close to the vibrant Linear Park, with its inviting playground, and greenery, this sleek 2019-built two-storey residence is a fusion of modern living with the joy of outdoor recreation right at your doorstep. This bright and modern home is ready for you to simply unpack and enjoy whether you're a first-time buyer, a young family or savvy investor. Living stretches over two light-filled levels with three bedrooms, two bathrooms and plenty of living space for those who love to entertain. Upon entering through its inviting façade, a large sunlit living space, adorned with floorboards spans into a seamless space. Adjoining the living area, the kitchen, equipped with a 600mm gas cooktop and electric oven, dishwasher, and practical stone bench space, beckons you to culinary creativity. Effortlessly stylish, it stands ready to serve both intimate dinners and grand celebrations. The bottom level, also features a ground floor toilet for your convenience. The laundry is also neatly tucked away in the garage with direct external access to the backyard. Flowing to the rear yard is a paved yard space, free from maintenance. To the upper level you'll find three bedrooms. Beds 2 & 3 offer Built-in robes, whilst the master bedroom offers a his and hers built-ins and ensuite. A study nook offers privacy away from the lower level and the balcony might just be the perfect place for a morning tea or coffee. A bathroom tiled to the ceiling, housing a shower, bath, toilet and single vanity, adds a touch of minimalist luxury. Enhanced by ducted heating and cooling, down-lights throughout and situated right next to a recreational haven, this home is more than just a residence; it's a lifestyle. Additional features include:

- Prime location in the Eastern suburbs only minutes to the city
- Windows in abundance allowing natural light to bounce through the interior
- Plush carpets to the upper levels
- Single car garage with additional parking space in front
- Various easily accessible public transport option in the area
- Visitor parking
- Located less than 7km from the Adelaide CBD
- Discover shopping amenities nearby at Marden Shopping Centre and Greenacres Shopping Centre
- Nearby schools include: St Pius X School, East Marden Primary School, Klemzig Primary School, Felixstow Community School, Open Access College, Marden Senior College, Windsor Gardens Vocational College, Charles Campbell College, Cedar College.

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