

**8 Blanden Avenue, Marden, SA 5070**



**Sold House**

Friday, 1 September 2023

8 Blanden Avenue, Marden, SA 5070

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 836 m2**

**Type: House**



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## Contact agent

A ravishing red-hot reno to this c.2008 four bedroom home has redefined it as a home of distinction in a trending near-city location that rubs shoulders with elite Royston Park. There is nothing ho-hum about the recent refurbishments; think deluxe spa-bath ensuite, bespoke kitchen design with 40mm stone benchtops, oodles of built-in storage throughout, and gleaming cypress pine floorboards! These eye-catching comforts are immersed throughout single-level living where airy open plan space and a second lounge or home theatre accompany four beautiful bedrooms and two luxurious bathrooms on the 836 sqm allotment. Kids and pets can romp about in a gorgeous garden blessed with abundant fruit trees, while you enjoy relaxed entertaining in the decadent comfort of a superbly designed alfresco. C'est la belle vie – this is the life! - Rectangular block on an 836 sqm land (19.20m x 43.58m)- Double garage with internal home access and roof storage- Sizzling kitchen design: abundant storage, BOSCH built-in oven, Falmecc 900mm rangehood, Miele dishwasher, ILVE 900mm gas cooktop, pantry- 40mm stone-top powered island bench with a breakfast bar and pendant lighting- Open family living and dining with bifold doors to the entertainer's alfresco- Alfresco features outdoor blinds, ceiling fan and LED downlights- Large home theatre or formal living room- Primary suite includes walk-in and built-in robes, spa ensuite with a double vanity, his and hers shower and the underfloor heating- 2nd, 3rd and 4th bedrooms with built-in robes- Three-way luxury bathroom: stone-top vanity, bathtub plus shower and a separate toilet- Large laundry with built-in storage- New LED and pendant lighting, kitchen and bathroom tapware- Daikin ducted reverse cycle air conditioning- 3kw solar panels- 2 garden sheds- A short walk from the River Torrens Linear Park- Just 900m to the Marden Shopping Centre with specialty shops and cafes- Close to bus stops, Mars Sports Centre, Marden Senior College- Zoned East Adelaide School & Vale Park Primary School - Zoned Marryatville High School - Near St Peters College, Wilderness School, St Joseph's Payneham- Approx 3km to North Adelaide, 4km to the city, and near The Parade NorwoodRLA 285309