

8 Maesbury Circuit, Sturt, SA 5047

HARRIS

Sold House

Thursday, 16 November 2023

8 Maesbury Circuit, Sturt, SA 5047

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 178 m2

Type: House



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\$750,000

Standing proud at the end of an identical line up of neighbours within a private and quiet community-minded circuit, you'll love the contemporary style and tranquil security that this three-bedroom Townhome promises to impart. Facing a flourishing embankment from its prized corner with double garaging accessible from the rear lane, the reappointed façade delivers further safety behind an agapanthus-lined lockable pedestrian gate and security cameras fitted from front to back perimeter. Offering the epitome of low-maintenance yet completely elevated modern living, the dual-level footprint begins with a spacious lounge that seamlessly flows through to a compatible kitchen and dining zone for free-flowing entertaining. Featuring a trendy monochromatic palette and bringing a serious element of both class and functionality, you'll be inspired to get creative with expert assistance from high-quality Electrolux gas cooktop, electric oven, LG dishwasher and Oliveri black quartz sink with filtered water tap. Continuing the theme from indoors to out, the outdoor courtyard is integrated to encourage enjoyment of your post-dinner drink of choice under the ample umbrella, surrounded by up-lit vertical gardens and lofty brush fencing – truly a space designed to unwind without demanding one ounce of upkeep. Taking the stairs to a restful second level, you'll first find a landing perfectly poised to accommodate a study nook, followed by a spacious master boasting built-in robes, direct access to the two-way bathroom and Juliet balcony delivering a glimpse of the rolling Adelaide Hills. Both additional bedrooms are fitted with built-in robes, whilst the main bathroom has been beautifully remodelled to service every occupant with floor-to-ceiling tiling, double basins, circular mirrors, matte black tapware, frameless shower and sumptuous freestanding bath. Located mere metres from the amenities, cinemas and restaurants of Westfield Marion, all of and shopping and socialising needs are easily facilitated, whilst multiple modes of public transport are ready to whisk you from the iconic coastlines to your CBD office and everywhere in between... Even more to love:

- Extensively updated throughout
- Coveted corner position within a secluded circuit
- Prized rear lane access to double garage
- Extra visitor car park
- Easy-care hybrid flooring
- Hardwired, app-controlled security cameras
- Updated decking to courtyard
- Modern laundry & powder room
- Ducted & zoned R/C air conditioning
- Ceiling fans
- NBN ready
- Zoned for Seaview High School
- Proximity to Darlington Primary, Westminster, SPW & Sacred Heart
- Moments to Glenelg, Brighton, Flinders Uni, Hospital & Southern Expressway

Specifications: CT / 5881/649 Council / Marion Zoning / GN Built / 2002 Land / 178m² Frontage / 6.13m Council Rates / \$1323.30pa Emergency Services Levy / \$125.60pa SA Water / \$150.95pq Estimated rental assessment: \$650 - \$680 p/w (Written rental assessment can be provided upon request) Nearby Schools / Darlington P.S, Marion P.S, Warradale P.S, Clovelly Park P.S, Seaview H.S, Springbank Secondary College 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409