

# 9A Sutton Terrace, Marleston, SA 5033

NOAKES  
NICKOLAS

## Sold House

Monday, 22 April 2024

9A Sutton Terrace, Marleston, SA 5033

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Derek Lee  
0488465360



Kallan Bowshire  
0475859510

**\$847,500**

Set back from the street to offer a secure suburban haven, this three-bedroom residence has been crafted with both quality and space to grant a foolproof investment into one of Adelaide's most popular postcodes. Placing an emphasis on both timeless style and contemporary creature comforts, the footprint begins with the sleeping quarters, dividing a master with walk-in robe and ensuite from the additional two bedrooms via tiled entry hall. The neutral main bathroom separates its shower and full-sized bath for family convenience, whilst the laundry is tucked away to the rear of the floorplan and facilitates safe internal entry from the double garage. Promising to be the relaxing anchor to your daily duties, the contemporary open plan concept beautifully blends living and dining, brought together by a sleek kitchen boasting stainless-steel appliances and curved island bench to encourage both connection and casual meals on the go. Extending to a paved courtyard, you'll find enough room for kids, pets and entertaining alike, with zero up-keep to steal your precious weekend downtime. From a prime location right between city and sea, you have public transport and Karma & Crow on your doorstep, along with easy reach to Kurralta Central shopping amenities and Adelaide airport. One for all walks of life, you'll love settling into Sutton. Even more to love:- Torrens-titled, easy-care allotment- Double garage behind auto panel lift door- Secure internal entry via garage- Built-in robes to bedrooms 2 & 3- 2.7m ceilings- 6.6kw Solar system (installed March 2024)- Ducted R/C air conditioning- RWT plumbed to WC- Secure alarm system - CCTV security- Zoned for Plympton International College- Proximity to Cowandilla Primary, Richmond Primary, Tenison Woods, Warriappendi & St. John Bosco Land Size: 410sqm Year Built: 2009 Title: Torrens Title Council: City of West Torrens Council Rates: \$1364.15 PASA Water: \$222.60 PQES Levy: \$151.30 PQ 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.