

**1/1 Anne Street, Marden, SA 5070**



**House For Sale**

Saturday, 29 June 2024

1/1 Anne Street, Marden, SA 5070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 201 m2**

**Type: House**



Chris Xu

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Don Xing

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**Auction: Saturday 20th July 2024 10:00 AM (U.S.P)**

\*\*\*NO STAMP DUTY & FIRST HOME OWNER GRANT AVAILABLE FOR ELIGIBLE FIRST HOME BUYERS (subject to eligibility)\*\*\*Welcome to 1 Anne Street, Marden! As you step into this brand-new property, you're greeted by timber-look floating floors, fresh neutral tones, quality aluminum windows that create a cohesive and modern atmosphere throughout the open-plan living space. The design exudes a refined essence, blending comfort with contemporary style seamlessly. Downstairs you will find the stunning, spacious living area living area, ideal for family living. The kitchen is a sophisticated focal point within the open-plan living space, seamlessly blending functionality with aesthetic appeal. A butler's pantry enhances convenience, with plenty of storage space. The design is both modern and practical, featuring sleek stone benchtops, pristine cabinetry, a double sink, state-of-the-art appliances, and abundant storage options. This setup not only caters to culinary enthusiasts but also creates a welcoming environment for gatherings and everyday living. Upstairs, you'll find three spacious bedrooms, each adorned with fresh, high-quality carpets and equipped with built-in robes featuring mirrored doors. Adjacent to the stairwell landing, there is a cozy lounge nook perfect for relaxation or reading. The master bedroom includes a bright ensuite bathroom, adding convenience and comfort to this inviting living space. This premium location boasts vibrant shopping districts that serve as major attractions. Marden, Walkerville Terrace, and the iconic bustling Parade Norwood just an 8-minute drive, you'll find an array of fantastic cafes, restaurants, and weekend entertainment options. The River Torrens Linear Park is also within a short walking distance, providing the perfect setting for a relaxing stroll, invigorating jog, or scenic bike ride. This beautiful green space offers a tranquil escape from the hustle and bustle of daily life. Adelaide CBD is just a quick 5-kilometer journey away, making it easy to access the heart of the city for work, entertainment, and more. Zoned for Vale Park Primary School and Charles Campbell College. MORE FEATURES INCLUDED:- Torrens Title, brand-new corner home - Three generously sized bedrooms- Master bedroom with huge floor-to-ceiling windows, WIR & ensuite- Other bedrooms with BIRs- Two fresh and sparkling bathrooms plus downstairs w/c- Valuable upstairs functional area can be use as retreat/study/entertainment - Open plan kitchen with lots of cupboards for storage - Large butler's pantry - Formal dining area seamlessly connects to alfresco- Separate modern laundry - Well-landscaped backyard - Secure undercover carports with auto roller door - Security Alarm All these features all help make this brand-new, low-maintenance property ideal for first time buyers, families, downsizers or as a fantastic investment opportunity. Don't miss out on this incredible opportunity in sought after Marden! Enjoy the perfect blend of modern living and urban accessibility right at your doorstep. Property Details: Council - City of Norwood Payneham & St Peters Zone - Housing Diversity Neighbourhood - HDN House - 201 sqm (approx.) Contact the Ray White Adelaide team for any further information at: Chris Xu - 0433 616 770 [chris.xu@raywhite.com](mailto:chris.xu@raywhite.com) Don Xing - 0427 830 333 [don.xing@raywhite.com](mailto:don.xing@raywhite.com) 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 inquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Ray White Adelaide City office (2/127 Hutt Street, Adelaide) for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.