

**23 Grigg Street, Marden, SA 5070**

**eclipse.**  
REAL ESTATE

**House For Sale**

Friday, 24 May 2024

23 Grigg Street, Marden, SA 5070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 150 m2**

**Type: House**



Antony Ruggiero  
0413557589



Michael Viscariello  
0477711956

## Best Offers By Tuesday 11th June by 5pm, USP

Say hello to this thoughtfully designed Torrens Titled Terrace House located in a prime position in Marden, offering a blend of comfort, style, and convenience. This neat and complete home is perfect for those seeking a modern living space in a highly sought-after area. As you enter the property, you are greeted by the open-plan layout that combines the kitchen, living, and dining areas. The ground level features attractive timber-look flooring which enhances the contemporary feel of the home. The kitchen boasts 2 Pac cabinetry, a modern glass splashback and Miele appliances. Glass sliding doors open out to an undercover alfresco area, offering a seamless transition from indoor to outdoor living. The private yard is both functional and aesthetic, featuring low-maintenance artificial turf and a tidy garden bed, ideal for busy lifestyles. The first floor, with its plush carpeted flooring, provides a cosy retreat from the main living areas. It houses three well-appointed bedrooms, each equipped with split system air conditioners and built-in robes. The master bedroom is a true sanctuary, featuring a walk-in robe and a private ensuite bathroom. Adding to the home's functionality is a study nook on the landing area, creating a dedicated space perfect for working from home. A conveniently located powder room with a toilet and vanity on the ground floor serves guests, adding to the practical aspects of the home. The single car garage, accessible through the living area, ensures easy entry and enhances security as well as additional car parking in the driveway. Check me out:- Torrens titled- Hebel flooring and fibre gyp-rock construction for thermal and acoustic comfort- Ground level features timber-look floors leading to an open plan kitchen, living, and dining area- Kitchen equipped with 2 Pac cabinetry, glass splashback, and Miele appliances- Undercover alfresco area accessible via glass sliding doors, perfect for seamless indoor-outdoor living- Low-maintenance yard with artificial turf and a simple garden bed, ideal for busy individuals- Ground floor powder room with toilet and vanity, convenient for guests- Single car garage with internal access and additional off street parking in the driveway- First floor with carpeted bedrooms, each fitted with split system air conditioners and built-in robes- Master bedroom features a walk-in robe and ensuite bathroom- Wet areas with porcelain tiles- Dedicated study nook on the landing area, suitable for home office use- Walking distance from Marden Shopping Centre and Klemzig Interchange- and so much more... Specifications: CT // 6226/121 Built // 2019 Land // 150sqm\* Home // 152sqm\* Council // City of Norwood, Payneham and St Peters Council Rates // \$1,320 per annum Water Rates // \$248 per quarter Nearby Schools // Felixstow Primary School, Marden Senior College, St Josephs Payneham, Vale Park Primary School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Antony Ruggerio - 0413 557 589 antonyr@eclipserealestate.com.au Michael Viscariello - 0477 711 956 michaelv@eclipserealestate.com.au RLA 277 085