

# 41 Marden Road, Marden, SA 5070

## House For Sale

Thursday, 4 July 2024

41 Marden Road, Marden, SA 5070

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 273 m2

Type: House



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## Best Offers By Monday 22nd July at 3PM

Welcome to 41 Marden Road, Marden, where modern elegance meets functional design. This immaculate three-bedroom home boasts an array of luxurious features and a layout that enhances both comfort and style. With floor-to-ceiling windows, the residence is bathed in natural light, creating an inviting and airy feel throughout. Step into the spacious open-plan living area on the ground level, where quality floorboards extend seamlessly through the sumptuous dining and lounge spaces. The state-of-the-art kitchen is a culinary delight, featuring a Miele induction cooktop, dishwasher, and electric oven, all set against sleek cabinetry and stone benchtops. Perfect for entertaining, the kitchen flows effortlessly into a dining area which then opens out to the adjoining courtyard through stunning BiFold doors, extending your living space into the charming outdoor area. Nestled privately upstairs, the three well-appointed bedrooms offer serene retreats. The master bedroom is a sanctuary complete with a luxurious ensuite, mirrored built-in robe, and a split system for climate control, ensuring year-round comfort. The additional bedrooms, also graced with plush carpeting, share a designer bathroom fitted with porcelain tiles and premium fixtures. Practicality is not overlooked in this thoughtfully designed abode. A separate laundry room with ample storage and a convenient powder room round off the ground floor. Outdoor features include landscaped gardens with a reticulation system, ensuring effortless maintenance and a beautiful presentation year-round. The double garage with an automatic panel lift door offers secure off-street parking and additional storage space. This property boasts concrete DINCEL PARTY WALLS and HEBEL FLOORS, chosen over lighter materials to ensure the utmost comfort and quality. These materials also offer superior structural integrity and thermal rating. Step into a lifestyle of unparalleled comfort and modern sophistication at 41 Marden Road, where every detail has been meticulously crafted for an indulgent living experience. Features you will adore:- Floor-to-ceiling windows for a grand appeal- Master bedroom with a luxurious ensuite and mirrored built-in robe- Split system in the lounge room and master bedroom for higher cooling and heating capacity, air purification, energy savings, and easy maintenance- Designer finishes in bathrooms, laundry, and powder room, including stone benchtops and porcelain tiles- Quality floorboards on the ground level with carpeted bedrooms- State-of-the-art kitchen with a Miele induction cooktop, dishwasher, and electric oven- Gas instantanouse hot water system- Rainwater tank with pump- Double carport with automatic roller door and additional off-street parking- Stunning BiFold doors leading to a spacious courtyard entertaining area- Reticulation system with timer and landscaped yards Built to please, this Torrens Title Home eliminates the need for strata or community fees. It's a unique opportunity, ready for you to move in and make it your family home. Enjoy a short walk to Marden Shopping center, Marden College, and public transportation. Only approximately 7 km from the city and Burnside Village, this stylish home awaits your viewing. Contact our friendly team for more information. Ryan and Lalita Yuan look forward helping you to find a way to own this beautiful home.