

Unit 21/17-19 Church Street, Marden, SA 5070

 buymyplace

Townhouse For Sale

Monday, 11 December 2023

Unit 21/17-19 Church Street, Marden, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 117 m2

Type: Townhouse



buymy place
1300289697

\$620,000 – \$682,000

Phone Enquiry ID: 226036 Lovingly and immaculately renovated over the last five years, this charming and inviting home has nothing more to do. It is nestled in a friendly and quiet community where green space is valued. Generous windows and the rear yard alfresco area provide year-round connection with nature, with koalas, lorikeets, kookaburras and other visitors frequenting the beautiful eucalypts along the back fence. Features of this standout home include: **KITCHEN** – Fully renovated in last 5 years: - Induction cooktop - Pyrolytic self-cleaning oven - Puratap water filter - Bosch dishwasher - Dimmable under cabinet lighting - Morris & Co feature splashback **BATHROOM** – luxurious bathroom completely renovated this year: - Underfloor heating - Heated towel rail - Generous storage in mirrored cabinets - Artisan Spanish tile feature wall - Rain shower head **MASTER BEDROOM** - Walk-in robe - Ensuite access to main bathroom - Balcony - Lofty architectural ceilings - LG reverse cycle air-conditioning - Wall-mounted television **BEDROOMS 2 and 3 / STUDY** - Inbuilt wardrobes - Northern facing - Views of tea tree and eucalypt and Linear Park beyond **LAUNDRY** – Fully renovated in last 5 years, includes: - Full-length benchtop above alcove for washing machine - Indoor drying rack - Ample storage space - Second toilet - Direct outside access **OUTSIDE**: - Private established backyard - Light-filled undercover alfresco area with climbing wisteria - Garage with remote-controlled door that connects to undercover pergola **ENERGY EFFICIENCY, HEATING and COOLING** - 5.5kw SolarEdge solar power system installed in 2021 with real-time monitoring - Hot water heater less than 3 years old - Entire two-storey western wall insulated in 2021 with blow-in glasswool insulation - Insulating honeycomb blinds throughout - Reverse cycle air conditioning in master bedroom and living room **NEARBY AMENITIES** - Short walk to Klemzig Interchange, and a 10-minute O'Bahn commute to the CBD - Less than 1km to Marden Shopping Centre, with Woolworths, Dan Murphys, pharmacies and more - Local gyms and sports facilities - Saturday farmers markets - Linear Park trails for bike riding and walking right on your doorstep - Playground and BBQ at Church St Reserve If you're looking for a conveniently located charming home that's close to nature and has nothing more to do, then this one is well worth visiting! **Council** – Norwood, Payneham & St Peters **Council rates** - \$290 per quarter **SA Water** - \$210 per quarter **ESL** - \$123 per quarter **Strata rates** - \$397 per quarter **Year Built** – 1991 **Zoning** - Residential