




3/40 Barnes Ave, Marlestone, SA 5033

Sold - \$688,500

Unit 2   



## Gorgeous Solid Brick Homette In This Small Group of 3 Only!!

Just waiting for you to move in and enjoy this stunning solid brick homette! Quietly situated at the rear of this small group of 3. Close to the City, airport, and only 15mins to the beach.

**Open for Inspection**

By Appointment.

Featuring:

- Solid brick construction
- Entry into the open plan living / dining area complete with timber floorboards and lofty ceilings
- The lounge area consists of a built-in entertainment unit complete with a work from home study nook, and ceiling fan
- Adjacent is the dining area, including a ceiling fan and split system air conditioner with plenty of natural light filtering through the north facing glass sliding door
- The kitchen has been tastefully updated and comprises of a gas stove, double sink with Puratap, double door pantry cupboard, and ample bench space with under bench storage and overhead cupboards. Another feature is the oversized servery with Caesarstone benchtop into the living area
- The main bedroom is an excellent size, and has built in robes, ceiling fan, and near new carpets
- The second bedroom is generous in size, with near new carpets, built in robes, and a ceiling fan
- Both bedrooms are serviced by the centrally located bathroom complete with a shower over bath, vanity, and wc
- The separate laundry not only houses your washing machine, but also the dishwasher, and there is a convenient storage shelf
- The private courtyard wraps around the house and has a brick paved veranda outdoor entertaining area, a generous grassed yard, established garden bed, side chicken run so you can collect your daily eggs (chickens not included in the sale!)
- Off street parking is via the carport with roller door, plus a second off street car space
- Conveniently located with public transport at each end of the street, and only a few minutes away from the Kurralta Plaza Shopping Centre, Weigall Oval and Westside Bikeway
- Perfectly positioned just minutes to the city airport, and beach, making this a commuters dream and more!

Low maintenance, lifestyle, and location - this is the one you've been waiting for!

Outgoings:

Council: \$309pq

SA Water: \$176.30pq

ESL: \$119pa

Strata: \$250pa (Self Managed)

**Listed By**

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