

**11 Sarah St, Marleston, SA, 5033**

**TURNER.**

**House For Sale**

Wednesday, 13 November 2024

**11 Sarah St, Marleston, SA, 5033**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Martin Betts  
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## Charming 1920's Bungalow Blooming with Modern Elegance in Marleston

Best Offer by Monday 25th November at 12pm - Unless Sold Prior

Immerse yourself in an enchanting blend of history and contemporary flair in this charming 1920's bungalow, nestled in the tightly held suburb of Marleston. Displaying polished timber floors and high ceilings, this freshly painted and neatly presented property offers a refreshing city-fringe living arrangement, ideal for those who appreciate the fine balance between classic and avant-garde designs.

A captivating blend of old and new, the home boasts three spacious bedrooms, formal dining and living rooms, renovated kitchen, brand new fully renovated bathroom, and separate laundry. While the modern kitchen is a vision of culinary convenience, equipped with a Bosch dishwasher and Westinghouse oven, this kitchen is designed to make meal preparation a breeze. The fully tiled bathroom boasts under floor heating, double velux skylights over the generous walk-in shower space and a free standing feature bath.

The property's exterior is just as impressive and inviting as its interior. Landscaped gardens surround the home, creating a tranquil and picturesque setting for relaxation or entertaining. A picket fence and freshly painted façade adds to the home's allure, ensuring it stands out in the treelined neighbourhood.

### Extra Features:

- Ducted reverse cycle air-conditioning
- Feature fireplace
- Built-in robes to bedrooms one and three
- Ceiling fans in front two rooms
- Security system with cameras and hard drive
- Instant gas hot water system
- Irrigation system
- Large laundry with second toilet and lockable pet door
- Good size shed/workshop with built in workbench and shelving for storage

This beautiful abode effortlessly blends traditional style with modern comfort, resulting in a dwelling that encapsulates the very essence of sophisticated city-fringe living. It provides an opportunity to immerse oneself in the rich history of Marleston, while also enjoying the convenience of a modern home.

CT / Vol 5239 / Fol 682

Year built / 1926

Equivalent Building Area / 196sqm

Land Size / 445sqm approx.

Council / City of West Torrens

Council Rates / \$1,706.65 p.a.

Water & Sewer / \$212.33 p.q.

ESL / \$174.50p.a.

Title / Torrens

Zoning / Housing Diversity Neighbourhood

Frontage / 12.19m Depth / 36.57m

Speak to TURNER Property Management about managing this property

#expectmore

RLA 62639