

14 Marschall Boulevard, Pasadena, SA, 5042

HARRIS

House For Sale

Wednesday, 18 December 2024

14 Marschall Boulevard, Pasadena, SA, 5042

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Anne Einarson

Make every day effortless in the leafy heart of Pasadena

A brand-new build that embraces every inch of a sweeping allotment with reserve frontage, 14 Marschall Boulevard sets the benchmark for exactly what a contemporary family home should be.

A rendered façade radiates street appeal from all angles, unfolding to a free-flowing footprint that prioritises space to spread out. Soaring ceilings, a fresh neutral palette, and timber floors amplify natural light throughout, creating an enviable canvas for whichever design movement defines your taste.

Primed for every imaginable mood and occasion, an expansive open plan living area is overseen by an intuitive kitchen with vast island bench seamless connecting all areas. Sleek cabinetry, stone benchtops, and subway tiled and window splashbacks provide no shortage of style, while a sparkling suite of Euro stainless steel appliances are ready to make even the most complex recipe a total breeze.

Sliding doors unite with an outdoor area that extends the living zones alfresco and instantly secures its place as your entertaining epicentre. Bookended by lush lawns and easy-care gardens, it's an outdoor retreat guaranteed to maximise your social life and minimise your gardening commitments simultaneously.

The main bedroom suite boasts extensive walk-in robe and luxe ensuite, floor-to-ceiling contrast tiles, stone topped double vanity, and rainfall shower ready for your wind down rituals. Three additional bedrooms are all complete with built-in robes, while an equally luxe family bathroom and guest powder room ensure a floorplan you can grow in to.

Ticking the final boxes with ease, a double garage with rear roller door and extensive laundry mudroom guarantee a streamlined homecoming every day, while automated irrigation, Hikvision security system, and ducted air-conditioning deliver smart home optimisation.

Shepherds Hill Recreation Park is a natural extension of your yard, placing a plethora of walking trails at your door for downtime spent exploring. If you do need to leave your empire, you don't need to journey far, with beloved Pasadena Foodland seconds away for everything from pantry to staples to fine dining. With a quick trip to Clapham, Clovelly Park, and Colonel Light Gardens Primary Schools, with coveted zoning to Unley High School, and endless numerous private schools nearby, the school run has never been more streamlined. Less than 20 minutes to the Adelaide CBD, or harness regular public transport services from Fiveash Drive for an effortless commute.

A home for all seasons and every era - the good life starts here.

More to love:

- 2024 custom build with steel frame and Hebel construction
- 2.7m ceilings, with 3m coiffured feature ceiling to entrance
- Provisions for water and gas for outdoor kitchen
- 20mm black galaxy stone benchtops
- 2.4m oversized timber front door with keyless door handle
- Double garage with rear roller door and internal pedestrian access
- Additional off-street parking
- Ducted reverse cycle air conditioning throughout
- Hikvision security system
- Contemporary gardens with automated and zoned irrigation system
- Timber floating floors and plush carpets
- Built-in robes to all bedrooms, plus extensive storage throughout
- LED downlighting
- Exposed aggregate outdoor paving

Specifications:

CT / 6303/700

Council / Mitcham

Zoning / R(F)

Built / 2024

Land / 465m2 (approx)

Council Rates / \$1770.70pa

Emergency Services Levy / \$161.45pa

SA Water / \$165.55pq

Estimated rental assessment /\$820 - \$895 per week/Written rental assessment can be provided upon request

Nearby Schools / Clovelly Park P.S, Clapham P.S, Bellevue Heights P.S, Marion P.S, Unley H.S, Springbank Secondary College

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409