

9a Marlee Ct, West Lakes, SA, 5021



House For Sale

Wednesday, 18 December 2024

9a Marlee Ct, West Lakes, SA, 5021

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Modern Living in Quiet Cul-De-Sac

Nestled in the serene cul-de-sac of Marlee Court, this exquisite modern residence is a statement of elegance and style, perfectly poised in the desirable suburb of West Lakes. Constructed in 2017, this home offers a seamless blend of luxury and functionality, surrounded by a peaceful neighbourhood of quality homes. Designed with modern fixtures and superb craftsmanship, the property sets a high standard for quality living, catering to both comfort and sophistication.

The master suite serves as a retreat with its spacious mirrored built-in robes and a private ensuite, featuring a generous shower and floor-to-ceiling tiles. An adaptable fourth bedroom offers the versatility to be used as a study or formal lounge, enhancing the home's flexible layout. The open-plan living space, embracing a family room, dining area, and a spectacular kitchen, seamlessly connects to an alfresco area, perfect for year-round entertainment. This property is close to schools, parklands, shops, and transport, providing a convenient lifestyle. Nearby attractions such as Westfield West Lakes, the lake, West Lakes & Grange Golf Clubs, and the beach are all within close proximity.

Key features of the property include:

- Premium quality construction in excellent condition
- Master bedroom with ensuite and mirrored built-in robes
- Versatile fourth bedroom/study or formal lounge
- Open-plan living with engineered timber flooring
- Stylish kitchen with marble herringbone splashback and stainless steel appliances
- Tiled alfresco area with built-in outdoor kitchen under the main roof
- Ducted reverse-cycle air conditioning
- 6.6Kw solar panels for energy efficiency
- Low maintenance garden with aggregate driveway and paths
- Double automatic garage with internal and rear access
- Large laundry with inbuilt cupboards and direct outside access
- Zoned to West Lakes Shore Primary School and Seaton High School

This remarkable home is a rare offering where all the work has been perfectly completed. It is ready for the next owner to enjoy a lifestyle of comfort and elegance all year round.

Specifications:

Year Built / 2017

Council / Charles Sturt

Rates / \$409 PQ (approx.)

ESL / \$169 PA (approx.)

SA Water / \$206 PQ (approx.)

Rental Projection / \$TBA PW

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 inquiries and obtain their own legal advice. RLA 329240.