

Sold



18 Arabella Ct, Marden



Simply Stunning Two Storey Home Adjacent Linear Park

An immaculately presented Torrens Title home built in 2016 and cleverly designed to maximize the outstanding position. Located just a short stroll from the entrance to the Linear Park Trail providing the opportunity to enjoy leisurely scenic walks, bike rides or a run into the City.

Featuring a modern and stylish design the property is in "as new" condition. The home offers a flexible floor plan including spacious open plan living and dining adjacent to a sleek kitchen with quality stainless-steel Bosch appliances and Caesar stone bench tops. A large private balcony integrates well with the living and dining area and is perfect for seamless indoor/outdoor entertaining with your family and friends. Large picture windows allow plenty of natural light inside, while drop down blinds attached to the balcony create an excellent all-weather outdoor room with a view to the Linear Reserve.

The generous accommodation includes 3 bedrooms and a

🛏 3 🚿 2 🚗 2

Price	SOLD
Property Type	Residential
Property ID	1614

Agent Details

Matt Scarce - 0411 185 205

Office Details

Tusmore
457 Greenhill Road Tusmore
SA 5065 Australia
08 8332 1488

SCARCE
REAL ESTATE

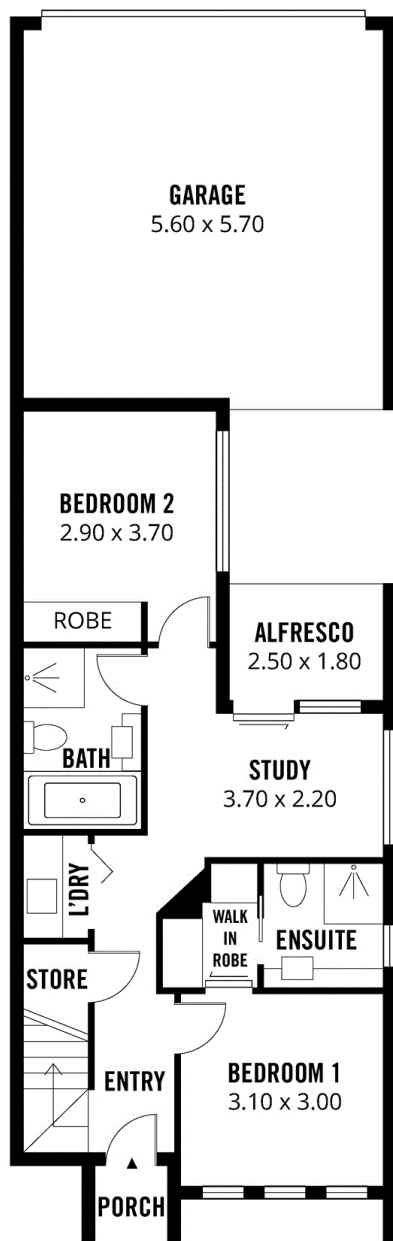
study space with well-proportioned built-in robes in bedrooms 2 and 3 and a walk-in robe and a stylish en-suite bathroom in the master bedroom. Other features include: ducted reverse cycle air conditioning; attractive plantation shutters throughout; an appealing main bathroom with a full bath; a European style laundry; a separate 3rd toilet; a security system; a private courtyard and a large double garage with an auto roller door.

Close to many popular facilities such as the Linear Park Trail, the Willow Bend Reserve and tennis courts, the Marden Shopping Centre, Klemzig Interchange, Vale Park Primary School and Marden Senior College.

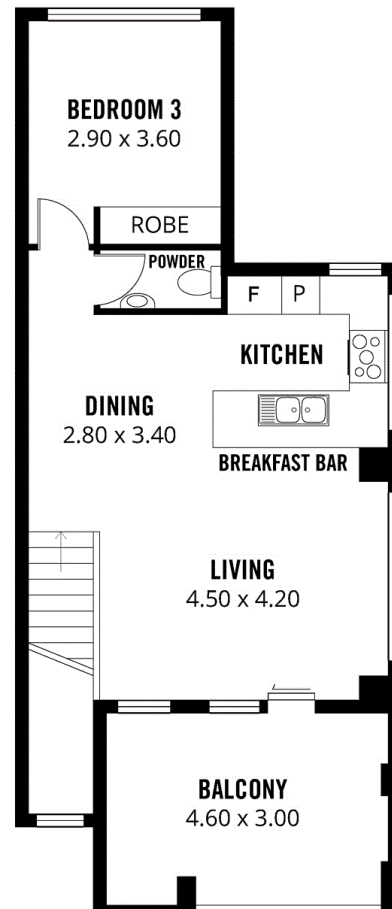
This is your opportunity to purchase an impressive home in an incredible location just 5km's from the CBD.

For further information or to arrange an inspection please contact Matt Scarce on 8332 1022 or 0411 185 205.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



GROUND FLOOR



FIRST FLOOR

155m²

TOTAL

103m²

Living

1m²

Porch

32m²

Garage

5m²

Alfresco

14m²

Balcony

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

Produced by **The Fotobase Group**