

Sold



1, 1 Hackett Tce, Marryatville



## Enchantment in Marryatville

This delightful free-standing bluestone fronted home in sought after Marryatville delivers a tranquil, relaxed environment suitable for families or downsizers. On offer is a good sized family home on a low maintenance allotment, comprising 3 bedrooms, 2 living, dining, kitchen, 2 bathrooms, attic plus the ability to park two cars off the street. This rare offering is picture perfect for families searching for an affordable home without the million-dollar price tag in the highly desirable Marryatville school zone.

On entry, this classic designed home with 2.7m high ceilings and central living zones will envelope you with a feeling of well-being. The heart of the home is a central dining area connecting the two living areas and central courtyards. This integrated open plan hub allows families

3 bedrooms 2 bathrooms 1 carport

265 m2

**Price** SOLD  
**Property Type** Residential  
**Property ID** 110  
**Land Area** 265 m2

### Agent Details

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**SA LISTINGS**

space to entertain or alternatively, separate zones for children to play and adults to relax. Adjacent the family area is a solid timber kitchen with an abundance of overhead and under-bench cabinetry plus quality Bosch appliances, including dishwasher, gas cook-top and electric oven.

Located to the front of the home, with utmost privacy in mind, is the master bedroom which includes a walk-in-robe and ensuite plus feature bay window. Pivotal to the design of this home, is the central hallway leading to the master bathroom inclusive of a good size bath and shower with separate toilet adjacent. Further down the hall to the rear of the home is bedroom two and three.

The open plan kitchen/living area connects to the outside undercover courtyard via beautiful double French doors, providing a wonderful space to enjoy a glass of wine or a barbeque with friends. Completing the package is a single garage with direct entry to the home plus single carport to the front. An added bonus, with access from the garage, is a good size attic, perfect for storage.

Classic features throughout provide for a timeless interior that will never date, from the bluestone exterior, Victorian cove cornices, to the timber architraves and doors.

Additional features include:

- Ducted reverse cycle air-conditioning
- Quality carpets throughout main living and bedrooms
- 3.12kW solar panels
- Laundry with direct access to rear
- Double linen cupboard to hall
- Instantaneous gas hot water
- Pitched roofed undercover pergola
- Low maintenance gardens

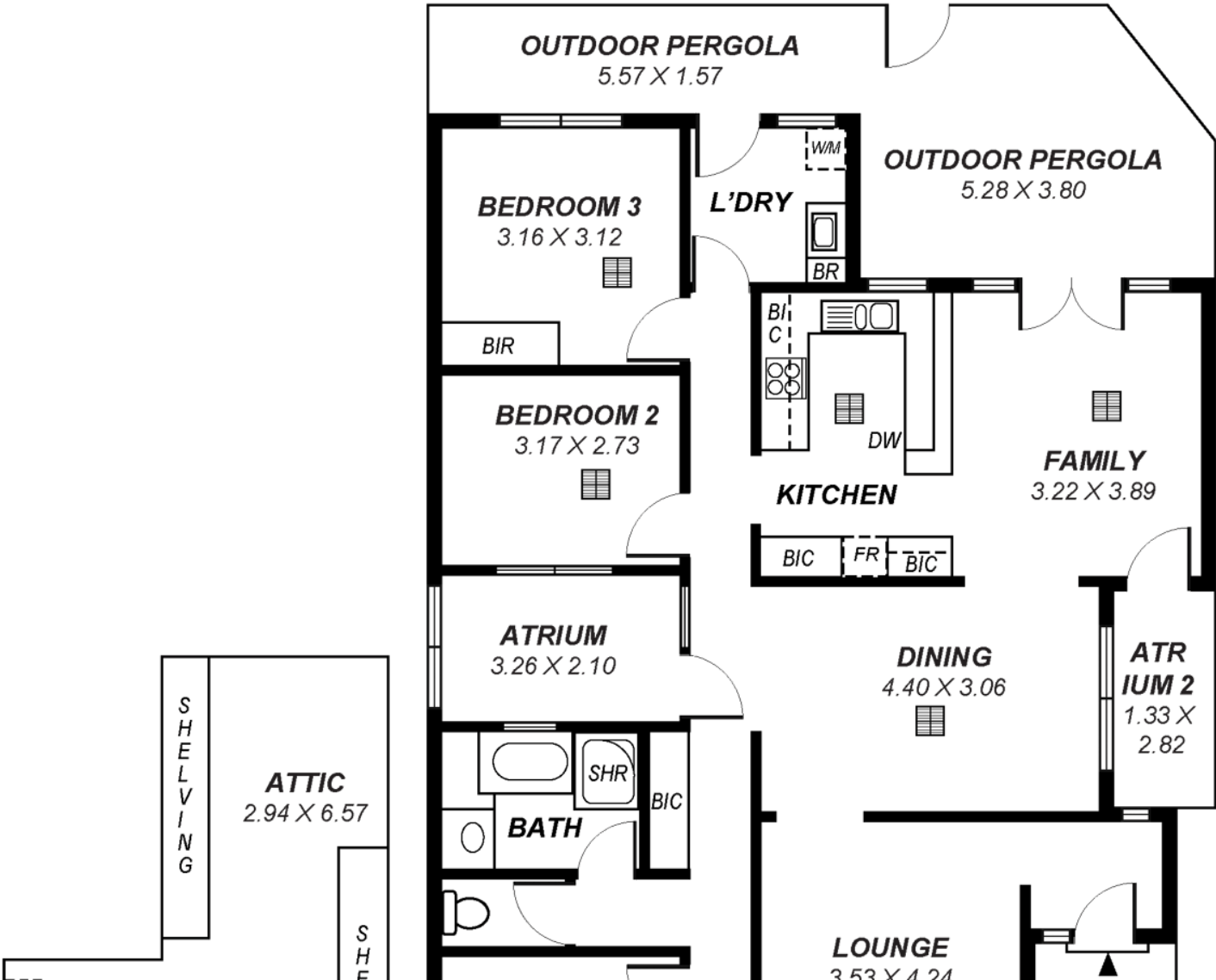
Located under 5km's to the Adelaide CBD in this blue-chip

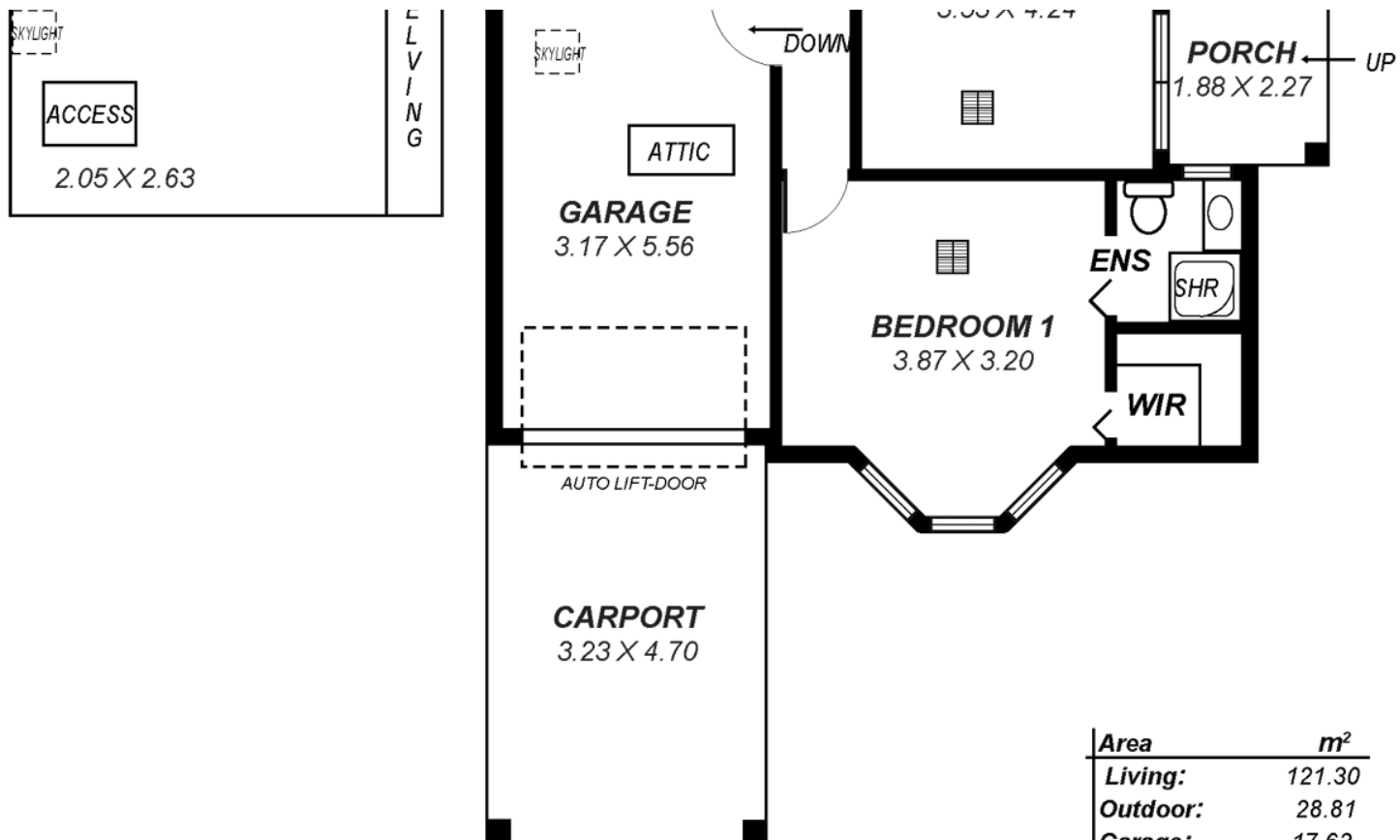
Eastern suburb with Marryatville primary and high school within walking distance, plus a choice of private schools including Loreto College and Pembroke, your children's education will be well catered for. For those who love to shop, enjoy great pubs, cafes and restaurants, the local shops, Norwood Parade and Burnside Village are all nearby.

SA LISTINGS - A SIMPLE MOVE

RLA: 277113

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

Area	m <sup>2</sup>
Living:	121.30
Outdoor:	28.81
Garage:	17.63
Carport:	15.18
Shed:	24.71
Porch:	04.27
Atrium 2:	03.75
<b>Total:</b>	<b>215.64</b>