



3 Generations of success

MARLESTON

15 Major Avenue



BEST OFFER

4 bed | 3 bth | 2 car



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SOPHISTICATED LUXURY



Luxurious and sophisticated new home with ultra spacious room sizes. Torrens Title.

Interior design and architecture to appreciate.

Buyers: this is a special home with many features in design of which is a rare find in new homes today. From the exterior facade to the spacious interior layout you will appreciate the attention to detail the builder has put into the property.

We highly recommend you inspect the home for yourself.

Wide frontage design.

Thanks to the wide allotment, the home features many windows to attract natural light and a lovely outlook.

Extra large room sizes throughout.

All living rooms and bedrooms are king size.

Two main bedroom suites. One on the lower level and one on the upper level. Four bedroom and three luxurious bathrooms in total. All bedrooms are king size and include very large walk in robes and built in robes.

Proper Upper-level living room retreat. Large enough to be a main living room. Perfect for family living.

Open plan hub of the home living space to create and suit your lifestyle. Huge glass openings to bring in the natural light and flowing seamlessly to the outdoor entertaining space. Perfect for parties and even better for family living. A stunning room.

Ultra stylish and fully equipped kitchen complete with generous butler pantry and so much work space and storage. Beautiful joinery featuring curved detailed island and uber-cool tiling to the splash back. Fully equipped with Bosch appliances including two ovens, dishwasher and 900mm gas cooktop. The kitchen is impeccable.

- Powder room with wow factor. Fully tiled feature walls and beautiful custom vanities
- Huge undercover outdoor entertaining area
- Glorious contemporary garden setting with irrigation system
- Beautiful extended facade with stone wall
- Sophisticated design features that buyers will love
- Double lock up garage
- Separate construction
- Ducted reverse cycle air conditioning
- Fully insulated
- Security system

Built by an extremely good builder who takes a lot of pride in their building work. 4Front Property Developments are a second-generation building company. Experienced and their homes show this.

246.7sqm of total house size.

Awesome location in magnificent Marleston. The home itself is located on a quiet street with the option for a side access. At the end of the street you will find the bike and walking trail along Ritchie Terrace. Many parks and playgrounds. Close to the city. Marleston is a family friendly area with so many conveniences.

This home is now ready to go.

It qualifies for the first home buyers grant and stamp duty exemption.

We look forward to seeing you at the advertised open inspection. Don't miss out. This one will sell quickly.

PROPERTY INFORMATION

- ▶ **Certificate of Title**
Volume 6314 Folio 427
- ▶ **Council**
City of West Torrens
- ▶ **Year Built**
2025
- ▶ **School Zoning**
Richmond Primary School
Adelaide High School



PROPERTY LINK

LETTER OF OFFER

FILL OUT YOUR LETTER OF OFFER ONLINE
WWW.BRUSE.COM.AU > BUYING > LETTER OF OFFER



MARLESTON

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LAND SIZE 270m²

AREAS (D1)	m ²
LOWER LIVING	100.60
UPPER LIVING	94.50
GARAGE	36.20
PORCH	1.00
ALFRESCO	14.40
TOTAL	246.70

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