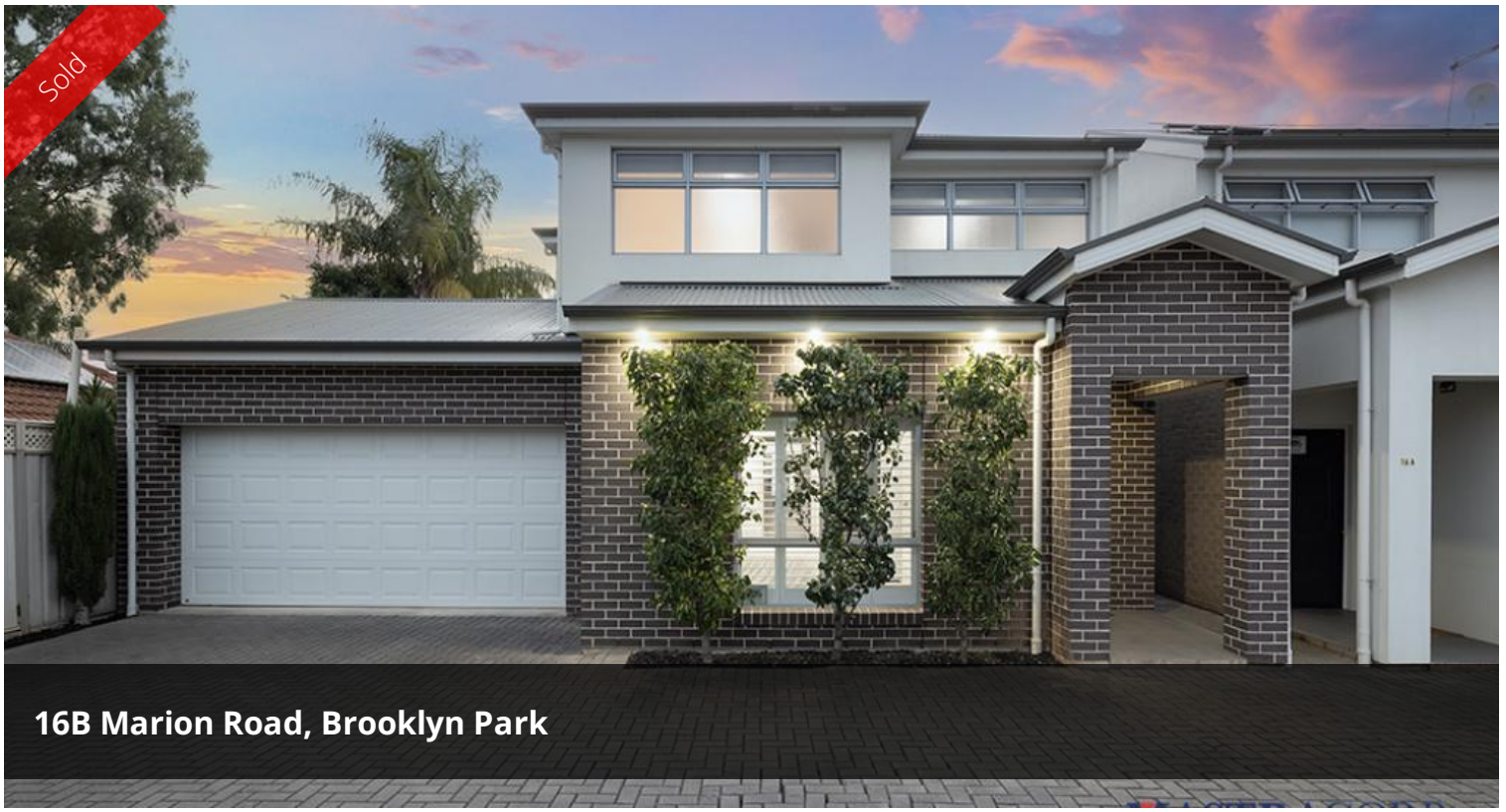

Quietly Nestled. Light□Filled. Effortlessly Liveable

3 2 4 397m2

Nestled discreetly back from the road and nestled behind a beautifully manicured pepper tree and electric gate, **16B Marion Road, Brooklyn Park** reveals itself gradually, offering a rare sense of privacy, security and tranquillity from the moment you arrive home. This peaceful setting comes without compromise, delivering all the convenience and connectivity expected of a sought after inner west, city fringe address on the **border of Torrensville and Brooklyn Park**.

The **ground level** forms the hub of the home, where the light-filled open plan living unfolds.. The kitchen sits comfortably within this space, defined by **crisp white cabinetry, stone benchtops and a sleek glass splashback**, all finished in a neutral palette that will endure changing trends with ease. Large **glass sliding doors** connect the living area to the outdoors, allowing natural sunlight to filter through and creating a bright, welcoming ambience throughout the main living zone.

From here, the home opens to an under**cover veranda**, offering a comfortable outdoor living area ideal for relaxed mornings, entertaining guests and year-round BBQ cook-offs. The transition between indoor and outdoor spaces feels natural and intuitive — reinforcing the home's easy, liveable design.

Price	SOLD
Property Type	Residential
Property ID	2633
Land Area	397 m2
Floor Area	236.50 m2

Agent Details

Nick Mastrangelo - 0401 790 753

Office Details

Adelaide
Unit 4/ 60 West Terrace, Adelaide
SA 5000 Australia
08 8212 0140

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Also on the ground floor, the **main bedroom** is thoughtfully positioned to provide both privacy and practicality, complete with its **own ensuite and walk in robe**, creating a comfortable retreat well suited to family living and professional lifestyles alike.

Upstairs, a second living area provides flexible space for a lounge, media room or home office, positioned away from the main living hub. This level is completed by bedrooms two and three, both well proportioned with built-in robes and serviced by a central bathroom, offering a well balanced and practical layout.

Throughout the home, the décor remains neutral, cohesive and timeless, allowing the architecture, natural light and thoughtful layout to take centre stage. Subtle touches of indoor greenery add warmth and softness to the spaces, enhancing the sense of calm and balance and creating a residence that feels immediately liveable, with scope to personalise further over time. Completing the picture is **secure vehicle accommodation**, including a garage and additional carport, enhancing everyday convenience and reinforcing the home's sense of security.

While quietly tucked away, the location remains a standout — close to cafés, shopping, transport and key arterial routes, and within easy reach of the CBD. It's a lifestyle that blends accessibility with privacy, offering the best of both worlds.

Key features include:

- White kitchen with glass splashback overlooking the light filled open plan living
- Sliding glass doors enhancing indoor outdoor flow
- Ground floor main bedroom with ensuite and walk in robe
- 2nd and 3rd bedrooms with built-in robes
- Second living area located upstairs
- Two bathrooms and an addition w/c within the laundry space (classed as a 2.5 bathroom)
- Covered verandah for private and year-round outdoor entertaining
- Secure double garage with drive-through access to an addition carport, plus room for a further two visitor car parks in front of the home.
- Ducted A/C throughout, intercom to the electric gate.
- Inner west location on the border of Torrensville & Brooklyn Park

Adaptable, refined and quietly confident, this is a home that supports modern living while offering lasting comfort and convenience.

RLA: 259095

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.