



69 Broad Street, Marden

Under offer

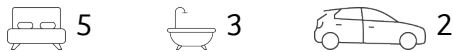
{ Circa 2004, A David Cheney Masterpiece }

Nestled in one of Marden’s most prestigious locations and set opposite a tranquil park, this spectacular masterpiece offers a rare combination of classical grandeur, refined architectural elegance and contemporary family living.

Positioned adjacent to a leafy reserve and surrounded by manicured gardens, with David Cheney-inspired architectural design, this home boasts a commanding street presence framed by ornate wrought iron fencing, remote gate access, and impeccably trimmed hedging. Behind its elegant facade lies a haven of refined interiors and thoughtfully curated spaces perfect for relaxed living and grand entertaining alike.

Architectural Grandeur

From the moment you step through the ornate front entrance, you’re greeted by soaring ceilings, intricate cornices, Corinthian-style columns, and polished timber flooring flowing throughout stately. From the classically styled façade with red brick and sandstone detailing to the soaring coffered ceilings inside, every element reflects a timeless aesthetic.



Property ID:	L34596602
Property Type:	House
Building / Floor Area:	389
Garages:	2
Land Area:	477.0 sqm

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The grand entry showcases:

- **3.3M High ceiling**
 - **Corinthian-style columns with decorative capitals**
 - **Ornate cornices, architraves, and ceiling roses**
 - **Herringbone timber flooring**
 - **Art Deco detailing throughout**
 - **Strikingly high ceilings**
 - **Long symmetrical hallway drawing the eye toward the lush garden and living spaces**
 - **French louvre windows**
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***Gourmet Kitchen & Open Plan Living**

The chef's kitchen in French Style is the heart of the home with Italian stone benchtops, quality stainless steel appliances, and ample cabinetry. The kitchen overlooks / seamlessly connects to an expansive open-plan living and dining area bathed in natural light-ideal for entertaining or relaxing with family, and access to the alfresco entertaining zone as well as the amazing backyard. Designed with both function and finesse, the chef's kitchen features:

- **Expansive stone island benchtop**
 - **Quality Smeg stainless steel appliances**
 - **Abundant cabinetry**
 - **Classic cabinetry with detailed moulding**
 - **6 header Gas Cooktop**
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Family-Oriented Accommodation & Versatile Floor Plan

The layout is ideal for growing families with a grand master suite downstairs featuring a walk-in robe and elegant ensuite. Upstairs includes four more generously sized bedrooms, all with built-in robes, serviced by a full bathroom and separate sitting room or retreat. With multiple living zones, a formal lounge, home office potential, and abundant storage, the home offers both flexibility and flow.

- **Master suite (ground floor) is segregated downstairs and is luxurious in size fitted with, walk-in robe, ornate ceilings, Herringbone timber flooring and opulent ensuite with stone-top**

vanity and double basins

- **Upstairs: Four additional spacious bedrooms (built-in or walk-in robes), park views, plus an additional sitting room or 5th bedroom/home office with balcony access and serene vistas**
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***Outdoor Entertaining & Lifestyle**

A fully covered alfresco dining area and adjoining verandah overlook a sparkling in-ground swimming pool, perfect for year-round entertaining. Enjoy the tranquil setting of the adjoining reserve, with direct rear gate access providing ample space for children to play and pets to roam freely, without the effort of maintenance.

- Covered alfresco dining area overlooking the sparkling in-ground pool
 - Elegant verandah framed by decorative cast-iron trim
 - Direct rear gate access to adjoining reserve
 - Ideal outdoor space for children, pets, and entertaining
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Smart Functionality & Other Premium Features

- Double remote garage with tilt doors and side/rear access
- Security Alarm system & intercom
- Smart lock on front & back door
- Smart home design with features of phone control on lights, garage door and security fence gate, etc.
- High-end Smart washlet toilet
- Updated LED lighting throughout
- French louver style Plantation shutters & stained-glass accents
- Abundant integrated storage throughout
- Heated pool
- Two ducted reverse-cycle air conditioning systems for zoned climate control (commercial grade)
- Gas fireplace in living room
- Frameless LED mirror

- **14KW Solar Panel**
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***Unbeatable Location**

- Directly across from lush parklands and walking trails
 - Adjacent to Walkerville, Minutes to Marden Shopping Centre, Linear Park, TOP private schools, , MARS Sports Centre, Royston Park cafes, The Avenues Shopping Centre, , St Peters eateries
 - Easy commute to the Adelaide CBD (12 minutes approx.)
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****Zoned & Nearby Schools**

- Close to Elite Private schools: St Peter's College, Prince Alfred College, and Wilderness School
 - Zoned to Norwood International High School to Vale Park Primary, East Adelaide School
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This distinguished, one-of-a-kind residence effortlessly blends timeless elegance with luxurious modern comfort in an enviable lifestyle location. Don't miss your opportunity to secure this standout home in one of Adelaide's finest suburbs.

Built year: 2004

Building area: 389sqm

*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the Form 1.