

### 13 Ritchie Terrace Marleston SA

4 3 2

BUYERS WHO APPRECIATE THE FINER DETAILS AND EXPECT THE BEST IN QUALITY WILL BE VERY IMPRESSED WITH THESE 3 NEW HOMES TO BE BUILT. THE ATTENTION TO DETAIL IN THE DESIGN AND FINISH IS SPECTACULAR. THE SIZE OF THE HOMES IS RARE AND WILL BE APPRECIATED BY BUYERS FOR MANY YEARS TO COME.

Modern and fresh designs with a warm homely feel

Designed to maximise the natural light.

TWO MAIN BEDROOM SUITES. ONE ON THE LOWER LEVEL AND ONE ON THE UPPER LEVEL. 4 BEDROOMS AND 3 LUXURIOUS BATHROOMS IN TOTAL. ALL BEDROOMS ARE KING SIZE AND INCLUDE VERY LARGE WALK IN ROBES AND BUILT IN ROBES.

**Price** : \$1.22m

**View** : <https://www.bruse.com.au/sale/sa/western-beach-side-suburbs/marleston/residential/house/7922681>



**Theon Bruse**  
08 8431 8181





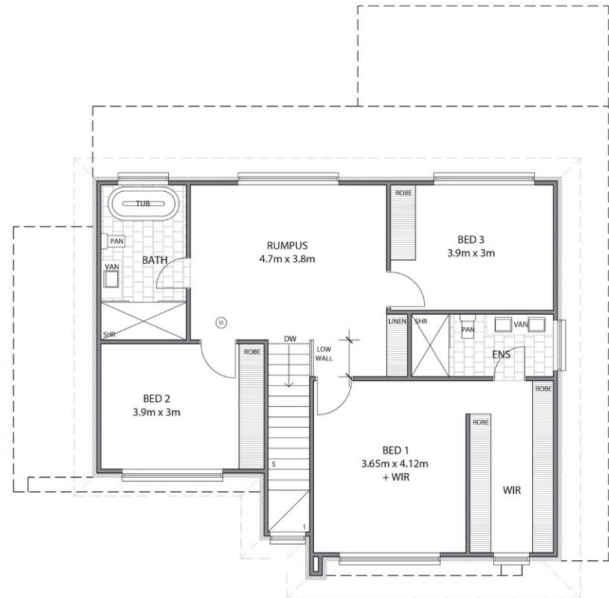
Total House Size: 246.7 sqm



LAND SIZE		270m <sup>2</sup>
AREAS (D2)		m <sup>2</sup>
LOWER LIVING		100.60
UPPER LIVING		94.50
GARAGE		36.20
PORCH		1.00
ALFRESCO		14.40
TOTAL		246.70



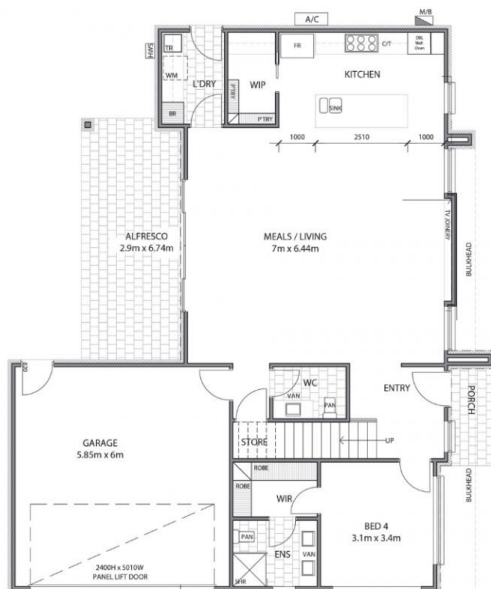
LOWER FLOOR PLAN - D2 SCALE 1:100



UPPER FLOOR PLAN - D2 SCALE 1:100



Total House Size: 271.7 sqm



LAND SIZE		266.7m <sup>2</sup>
AREAS (D3)	m <sup>2</sup>	
LOWER LIVING	108.40	
UPPER LIVING	103.70	
GARAGE	39.00	
PORCH	3.10	
ALFRESCO	17.50	
TOTAL	271.70	



LOWER FLOOR PLAN - D3 SCALE 1:100

Ritchie Tce  
View across to Park



UPPER FLOOR PLAN - D3