

1 Salrak Avenue, Marion, SA 5043



House For Sale

Wednesday, 8 November 2023

1 Salrak Avenue, Marion, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 800 m2

Type: House



Brett Lewis



Greg Lewis
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BEST OFFER

First National Lewis Prior takes pride in presenting this property to the market. Personally designed and built by the current owners in 2010 as a modern and practical home that would embrace family as well as allow for casual entertaining year-round. Situated in the unique 'Oaklands Estate', which may not be well known generally but it is a quiet tree studded neighbourhood steeped in history. Many also appreciate that the 'Established Neighbourhood' zone maintains the low-density character of the area. Many of the original homes are sited on large allotments and today we progressively see them being replaced with large modern homes on full size allotments as people appreciate the many advantages of this unique location for their family. The area itself is bound by Oaklands Road on the North side, the railway line to the South and the vast Oaklands Wetland Reserve to the West. This creates an enclave of homes that benefit from being a quiet residential locality with a minimum of traffic flow. The allotment size and shape carries its own unique features and benefits. Approximately 800 square metres with a 36m frontage allowed the construction of a large home with double garage under the main roof plus a distinctly separate free standing double garage with its own driveway and hard stand parking area, which is wonderful for the owners of classic cars, tradie vehicles or just the convenience of secure, convenient vehicle access for caravan or boat storage. You will be immediately struck by the kerb appeal of the home itself and once you step inside the feeling of spaciousness is irresistible. The formal lounge and dining room has the flexibility for multiple uses while the adjacent main bedroom is nicely proportioned and has the essential ensuite and walk in robe. As you then walk down the hallway the layout opens up to a fantastic open plan that allows an abundance of natural light. The feature gas fire will see a lot of use in Winter and the room flows seamlessly to the outdoors for entertaining with friends. Those preparing daily meals or gourmet delights will never feel out of place in the neighbouring designer kitchen complimented by stone style counter tops, stainless steel Smeg appliances and a huge walk-through larder/pantry allowing the groceries to be taken straight from the car to the shelf. The home boasts an abundance of storage cupboards, large attic storage space with internal ladder access, 2 additional double bedrooms with built-in robes plus designated study/home office, reverse cycle ducted air conditioning and security system. In addition to all of this is a solar system and rainwater tanks with a 45,000-litre capacity that allows the home to run mostly on rain water. This all adds up to a very economical and self-sufficient home. Finally, the position is unsurpassed in my opinion. The proximity to lifestyle and essential services is magnificent with Westminster College, Oaklands Wetland Reserve, Railway Station, Marion Westfield, local Park Holme Coles/shops, Marion Swimming Pool, Adelaide Airport, and local beaches is simply unbelievable. There is little wonder that the homes in this area are so tightly held and sought after by families and retirees alike. EXPRESSIONS OF INTEREST: Best Offers Close Thursday 23rd November 2023 at 1pm (Unless Sold Beforehand) We welcome your enquiry and encourage you to make a personal appointment to inspect this property at a time that suits you. For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Brett Lewis or Greg Lewis Council Rates: \$2,408.39 p.a. SA Water: \$213.89 p.q. ESL: \$418.35 p.a.