

**100 Marion Road, Brooklyn Park, SA 5032**



**House For Sale**

Friday, 8 March 2024

100 Marion Road, Brooklyn Park, SA 5032

**Bedrooms: 3**

**Bathrooms: 1**

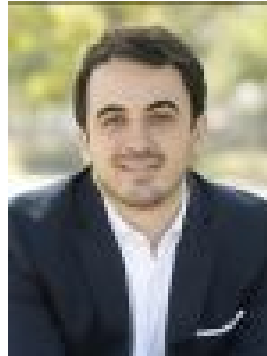
**Parkings: 3**

**Area: 716 m2**

**Type: House**



Thanasi Mantopoulos  
0883527111



Justin Peters  
0423341797

**\$680K - \$745K**

Nestled conveniently between the city and the sea, Brooklyn Park offers residents the perfect balance between urban convenience and relaxed coastal living. This home features three spacious bedrooms, the master has a built-in wardrobe, a central bathroom with a separate WC, two separate lounge rooms and a well appointed kitchen with plenty of bench space and storage. The property has ample off street parking space, including a drive through carport and garage, while the back yard is low maintenance and is waiting for someone to transform it into their own oasis. Currently being used as a home office, the opportunities are endless. Create your own home office space, or move into this spacious property. The nearby reserves and parks provide ample opportunities for picnics, sports or simply enjoying nature with loved ones. Henley Beach Road's coveted restaurants and cafes close by and public transport at your fingertips. Spend weekends exploring popular eateries and coffee spots at Henley Square or shop up a storm at Harbour Town. Key Features- 3 bedrooms, master with a built in wardrobe- Kitchen with plenty of bench space and cupboards- Two separate lounge rooms- Central bathroom with separate WC- Spacious laundry- Ceiling fans in two bedrooms and family room- Undercover entertaining area- Carport with roller door plus extra off street parking- Large garage/shed at the back of the block- Low maintenance gardens

Specifications  
Title: Torrens Titled  
Year built: c1950  
Land size: 716.16sqm (approx)  
Site dimensions: 17.67m x 40.53m (approx)  
Council: City of West Torrens  
Council rates: \$1303.05pa (approx)  
ESL: \$146.75pa (approx)  
SA Water & Sewer supply: \$172.44pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629