

**11 Douglas Street, Marion, SA 5043**



**Sold House**

Tuesday, 16 January 2024

11 Douglas Street, Marion, SA 5043

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 734 m2**

**Type: House**



Samuel Paton



Scott Rowe

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**\$970,000**

Introducing 11 Douglas Street, Marion - a charming double brick, four bedroom home that is perfect for both families seeking convenience and an ideal location, as well as individuals with a keen eye for investment opportunities. Positioned on a quiet street, close to Westfield Marion, Flinders University and local beaches, this property offers accessibility, with public transport options readily available. Upon entry, you are warmly greeted by the family living room that enjoys an abundance of natural light thanks to the large windows, creating the perfect space to entertain family and friends. From here, you can make your way into the open-plan kitchen and meals area, where the master chef of the home will enjoy the well-equipped kitchen with ample cabinetry space, dishwasher, gas cooking and a breakfast bar. Homeowners will enjoy the three generous sized bedrooms, as well as the bathroom which includes a bath and a separate toilet. For additional space - the family will love the versatile rumpus room with an ensuite which is perfect as a teenager's retreat, games room or fourth bedroom. Continue to entertain family and friends outside under the wide verandah that leads to the lovely backyard complete with two garden sheds (one with power). Additional features include ducted reverse cycle air conditioning, gas heating, solar gas hot water, 1.90kW solar system, 2 rainwater tanks and a spacious single garage with additional parking space for two cars. Land size approximately 734sqm, 20.4m frontage in the General Neighbourhood Zone. Located just moments from local cafes, restaurants, parks, and reserves, Westfield Marion, quality schools including Westminster School, some of Adelaide's best beaches, the Oaklands Park Train Station, and public transport that leads straight into the heart of the Adelaide CBD. You are truly set in a lifestyle location and this is an opportunity you do not want to miss!

- Open-plan kitchen and meals area
- Well-equipped kitchen with dishwasher and breakfast bar
- Three generous sized bedrooms
- Spacious rumpus room or 4th bedroom with ensuite
- Inviting backyard with a wide veranda
- Two garden sheds for additional storage
- Ducted reverse cycle air conditioning
- Gas heating for additional warmth
- Solar gas hot water system
- Two rainwater tanks for sustainable water use
- Conveniently located near Westfield Marion, Flinders University
- Easy access to public transport options
- Short distance to some of Adelaide's best beaches

Built in 1970 Auction: Saturday, 3rd February 2024 at 4.00pm (unless sold prior) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton SA 5048 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.