

12 Larkdale Avenue, Marion, SA 5043



House For Sale

Wednesday, 1 May 2024

12 Larkdale Avenue, Marion, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 309 m2

Type: House



Samuel Paton
0882928300



Adam Rice
0882928300

Auction (USP)

Introducing a modern three-bedroom house that is perfect for families seeking convenience and an ideal location, as well as individuals with a keen eye for investment opportunities. Positioned close to Westfield Marion, Flinders University and local beaches, this property offers accessibility, with public transport options readily available. The heart of this home is the stunning kitchen which features gas cooking, generous stone benches including a breakfast bar and overlooks the large open plan dining and living space. The master bedroom is complete with a large walk-in robe and ensuite. Bedrooms two and three are spacious with built-in robes and share access to the luxe main bathroom featuring a large bath and floor to ceiling tiling. Outdoor living is also a highlight with an undercover area that is perfect for alfresco dining, overlooking a low-maintenance and private rear yard. Additional features include 6.6kW solar panels offering energy efficiency, ducted air conditioning throughout and a single garage with internal access. Located on a quiet street with minimal through-traffic and just minutes away from local cafes, restaurants, Oaklands Railway Station and quality schools including Sunrise College & Westminster School. You are truly set in a lifestyle location - this is an opportunity you do not want to miss!

What we love:

- Ideal investment opportunity in central location
- Modern kitchen with gas cooking and breakfast bar
- Open plan dining and living space
- Master bedroom with large walk-in robe and ensuite
- Spacious secondary bedrooms with built-in robes
- Undercover outdoor area perfect for alfresco dining
- Low-maintenance, private rear yard
- 6.6kW solar panels for energy efficiency
- Ducted air conditioning throughout the home
- Quiet street with minimal through-traffic
- Close to local cafes, restaurants, Oaklands Railway Station, and quality schools

Auction: Saturday, 18th May 2024 at 2.30pm (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 5045 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.