

**13 Barula Road, Marino, SA 5049**



**House For Sale**

Tuesday, 9 January 2024

13 Barula Road, Marino, SA 5049

**Bedrooms: 4**

**Bathrooms: 1**

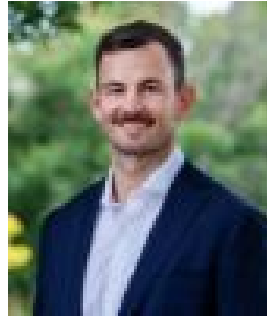
**Parkings: 1**

**Area: 1000 m2**

**Type: House**



Scott McPharlin



Zach Sproule  
0435661010

**\$799k - \$849k**

Bright, modern, and light-filled, this home truly has it all. Come and enjoy the spectacular views of rambling natural gardens through every front window, along with glimpses of the ocean from the back yard. Beautifully updated throughout, this 4 bedroom family home also features a fully finished separate rumpus room, complete with kitchen area, modern bathroom, store room, and its' own split system air con system. Real timber floors and fresh paint are just the tip of the iceberg here. Practicality meets aesthetics with the beautifully updated eat-in kitchen with its elegant real timber benchtops, ample cupboards and dishwasher. The laundry, bathroom and toilet have been tastefully updated too. Enjoy soaking your troubles away in the impressively big, deep bathtub! Floor to ceiling tiles and frameless shower screen bring a sophisticated edge. Step directly from the kitchen/meals area into your own slice of paradise. The birdlife here is amazing, as is the cheeky ocean view from the rear decking area. There's a fabulous undercover entertaining area, where you can enjoy many family barbeques and wine-time with friends amongst a manicured rear garden with water feature and pretty plants. Your own secret wonderland awaits behind the back gate. Here you'll find a very special and well-hidden second garden area, full of veggies, herbs and fruit trees. We're pretty sure there's fairies down there too, hiding in the sensational natural scrub that lines the creek. A truly special place for the kids or grandkids to explore and enjoy. For families there's also a sweet little park with playground literally at the end of the street! Other things we love about this home: \*4 excellent size bedrooms\* Ducted evaporative air-conditioning\* Split system heating/cooling units in both the main house and rumpus room\* Single carport with roller door, plus plenty of space on the driveway for additional vehicles\* Large shed/workshop, plus second garden shed for storage of tools and toys.\* Front screen door Situated in the popular seaside suburb of Marino where you can walk to Seacliff Beach, Kingston Park Reserve, and the local train station. For those that prefer to drive, its only around 13 minutes' drive to Flinders University/Hospital and around 33 minutes' to the Adelaide CBD. For added convenience Westfield Marion Shopping Centre is only 8 minutes' away too! This spectacular family home has it all! Location, looks and practicality! \*\*All floor plans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified.