

**13 Coolinga Road, Marino, SA 5049**



**Sold House**

Monday, 23 October 2023

13 Coolinga Road, Marino, SA 5049

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1000 m2**

**Type: House**



Donna Staines  
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**\$850,000**

Auction Location: Onsite Auction - Onsite, Saturday the 11th of November 2023 at 10:00am Ready for a sea change? Then look no further! Discover your coastal dream within this classic three-bedroom, solid-brick home that is perfectly positioned on an expansive 1000m<sup>2</sup> (approx.) allotment in the tightly held pocket of Marino. Having been lovingly cared for and meticulously maintained throughout the years, this could be the opportunity you have been waiting for. Whether you're a first-time homebuyer, a downsizer, or an investor seeking a prime opportunity, this home's versatility and prime location make it an irresistible proposition. Offering the perfect blend of comfort, functionality and space, this home welcomes your own ideas to renovate to your heart's content. With elevated sea views from the lounge room right through to beautiful lush gardens in the backyard, you will easily fall in love with the potential this home offers both inside and out. For those with hobbies or DIY projects, the workshop and shed offer space for creativity and storage. Whether it's gardening, crafting, or home improvement, this extra space will become your sanctuary. Features you will love: \* Three bedrooms, bedrooms one and two with built-in robes \* Spacious lounge room overlooking sea views \* Ducted evaporative air conditioning and gas heating in the lounge room \* Functional kitchen with gas cooktop, gas oven and plenty of storage \* Updated bathroom with separate toilet \* Expansive backyard filled with lush gardens \* Workshop and Shed \* Instant gas hot water system \* Rainwater tank Don't miss out on this exciting opportunity - enquire today! 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 208516