

16 Clyde Street, Marion, SA 5043



House For Sale

Thursday, 13 June 2024

16 Clyde Street, Marion, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 624 m2

Type: House



Samuel Paton

0882928300

Auction (USP)

Welcome to this cherished family home, located in one of Marion's most sought-after neighbourhoods. Lovingly owned and maintained by the same family for 30 years, this property offers a rare opportunity to secure a slice of this desirable area. Positioned on a generous 624sqm (approx.) allotment with an 18-metre frontage (approx.), the property is brimming with potential. The solid brick structure of this 3-bedroom home is complemented by a well-kept, low-maintenance front yard. Stepping inside you'll find a spacious lounge and dining area, enhanced by a reverse-cycle air conditioner, ensuring comfort throughout the year. The kitchen, designed with practicality in mind, features an electric cooktop, ample bench space, and plenty of cupboards for storage. The home includes a spacious master bedroom with built-in robe, along with two additional well-proportioned bedrooms. The main bathroom offers both a bathtub and a shower, for functionality. The rear of the property is equally impressive with an expansive undercover verandah, ideal for outdoor entertaining. The back garden and pergola are meticulously maintained, offering a serene space and garden shed providing additional storage. Further enhancing the home's appeal are additional features such as ducted evaporative cooling throughout, an electric hot water system, a single lock-up garage, and extra off-street parking for up to three cars. Location is paramount, and 16 Clyde Street has convenient access to a wide array of amenities such as local shopping centres, cafes, the Marion Hotel and a range of health services. A short drive brings you to Westfield Marion, ensuring all your shopping and amenity needs are met. The home is also conveniently close to Westminster School, Sacred Heart College, Marion Primary School, Warradale Primary School, Flinders University and Medical Centre. For recreation, Marion Outdoor Pool and Oaklands Wetlands Reserve are nearby. A 12-minute drive will take you to the beautiful Brighton Beach, perfect for weekend relaxation. Commuters will appreciate the walking distance to bus transport and Marion Railway Station, offering direct access to the CBD. What we Love:

- Situated on a 624sqm (approx.) allotment with an 18-metre frontage (approx.)
- Spacious lounge and dining area with reverse-cycle air conditioning
- Kitchen with electric cooktop, generous bench and cupboard space
- 3 spacious bedrooms
- Large master bedroom with built-in robe
- Renovated main bathroom with bathtub and shower
- Expansive undercover verandah perfect for entertaining
- Well-kept front and rear garden
- Ducted evaporative cooling throughout
- Electric hot water system
- Single lock-up garage
- Garden shed for additional storage
- Additional off-street parking for 3 cars
- Close proximity to Westfield Marion, Flinders University, and Medical Centre
- Nearby Marion Outdoor Pool, Oaklands Wetlands Reserve, and Brighton Beach
- Walking distance to both Marion Railway Station & Marion Road Bus stops providing direct access to the CBD
- Walking distance to Westminster School & Marion Primary School
- Close to Warradale Primary School & Sacred Heart College

Specifications: Year built: 1964
Title: Torrens
Land Size: 624sqm (approx.)
Council Rates: \$1,799.68 per annum
ESL: \$325.25 per annum
Auction: Saturday, 29th June 2024 at 1.30pm (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.