

16 Marion Road, Brooklyn Park, SA 5032



House For Sale

Wednesday, 8 May 2024

16 Marion Road, Brooklyn Park, SA 5032

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 571 m2

Type: House



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Auction | Saturday 25th May @ 2pm

This renovated character villa has an opulent feel and a grand sandstone facade, with intricate pressed 3.6m high ceilings, decorative arched mouldings in the hallway and ornate fireplaces. Having been thoughtfully updated, the grand villa still has many original features throughout. Stained glass windows adorn the entrance into the home, along with gleaming polished floorboards. The first of four bedrooms is off to the left, and boasts a built-in wardrobe, dressing room and a contemporary ensuite. The two other bedrooms at the front of the home are also oversized, with bedroom three also fitted with wardrobes. A large living room at the end of the hallway has an intricate fireplace, making for a cosy spot for family time. The updated kitchen at the back of the home boasts ample bench and storage space, along with two windows overlooking the entertaining area and back yard, and a separate dining room. The fourth bedroom is adjacent and features a surprising walk in wardrobe. The family bathroom has been renovated throughout, featuring plenty of storage. A 3rd WC can be found at the back of the home, along with a study or home office space. An oversized laundry/utility room is separate from the home, and features a convenient 4th WC. You can enjoy weekends with family and friends in the paved undercover entertainment area or enjoy the ease of the low maintenance gardens. The property is fully fenced, ensuring safety for children and pets, and provides off-street parking for two vehicles, offering added security and convenience. In an around the corner stroll to St. John Bosco School, easy minutes to Emmaus College, Nazareth Catholic Community School, a Lipsett Street dash to Adelaide Airport, Henley Square on a whim, and laughably easy minutes to the city - Brooklyn Park has met its modern design benchmark.

Key Features- Three double sized bedrooms, fourth bedroom boasts a walk in wardrobe- Each room features charming fireplace- Master bedroom features a built in wardrobe, dressing room and ensuite - Built in wardrobes to bedroom 3- Updated family bathroom, plus separate 3rd WC- Large living room with feature fireplace- Kitchen with ample cupboard and bench space- Meals area adjacent to the kitchen- Study or home office at the back of the home- Laundry separate to the home, with 4th WC- Large cellar- Paved, undercover entertaining area- Secure double carport- Easy care gardens- A variety of fruit trees

Specifications
Title: Torrens Title
Year built: c1900
Land size: 571sqm (approx)
Council: City of West Torrens
Council rates: \$1,465.90pa (approx)
ESL: \$158.85pa (approx)
SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629