

16 Trumara Road, Marino, SA 5049

NOAKES
NICKOLAS

House For Sale

Wednesday, 10 April 2024

16 Trumara Road, Marino, SA 5049

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 956 m2

Type: House



Simon Noakes
0402211543



Darcy Harcourt
0435756245

\$1.25M - \$1.325M

Best Offers By Friday 26th of April at 10am. With expansive sea views along the coast from Seacliff Beach to Outer Harbour, this beautifully renovated coastal home is designed for laid-back luxury living. Every day feels like a holiday when you're surrounded by breathtaking views – imagine the incredible sunsets, watching the sailboats cruise the bay, the twinkling lights of the suburbs by night, and New Year's Eve fireworks all along the coast. Built for entertaining and relaxing, this gorgeous home offers a seamless flow from the generous updated kitchen and airy living spaces, to the large under cover decking – all overlooking a lush and landscaped backyard where the ocean is a serene, ever present backdrop. Perfectly positioned on a rare, elevated yet nearly flat, north facing 956 sqm block, this home features a large backyard complete with architecturally designed 12x6m he/she shed space and handy drive-through access. You'll enjoy the best of both worlds in this beautiful oasis, which is not only private and serene, but also has the convenience of being within walking distance to the coastline, local parks, café's and restaurants. The street frontage is sure to impress, with statement entrance gates and an incredible architectural dragon tree set amongst aesthetic drought tolerant landscaping. Designed for modern relaxed living - with it's holiday feel and stunning ocean vista, this one-of-a-kind property truly does provide the lifestyle opportunity you've been searching for. More features to love:- Reverse cycle split system A/C units to lounge and main bedroom, plus ceiling fans to three bedrooms and LPG gas heater to lounge- Bill-reducing 6.6kW solar system installed 2022- Double brick with high 2.7m ceilings- Tiled roof recently re-pointed, sealed and re-painted- Secure lock up garage with panel lift door and five off-street carparks including space for boat/caravan- Additional large, architecturally designed, powered and lined 12x6m shed/ five car garage with floating timber floors to lounge area, plus a 4.6x2.8m garden shed- Irrigated front lawn and veggie patch- 10,000L rainwater tank storage- Fruit trees: 2 x apple, 2 x lemon, 1 x fig, 1 x nectarine- Close to many cafés and restaurants: Nest Kingston Park, The Rocks Restaurant Marino, Jetty Road Brighton, Boatshed Café in Hallett Cove, the Seacliff Hotel, and plenty more coastal-gear'd dining.- Zoned to Seacliff Primary and Seaview High and within the catchment area for Seacliff Community Kindergarten- Easy 5 min walk to Marino Rocks Railway Station- Just 550m to the beach, 4km to Westfield Marion and 14km to the Adelaide CBD- 30 mins drive to McLaren Vale Wine RegionLand Size: 956sqmFrontage: 18.3mYear Built: 1965Title: TorrensCouncil: City of MarionCouncil Rates: \$2487PASA Water: \$218.49PQES Levy: \$192PADisclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.