

1D Shelley Avenue, Marion, SA 5043



House For Sale

Tuesday, 6 February 2024

1D Shelley Avenue, Marion, SA 5043

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 451 m2

Type: House



Samuel Paton



Scott Rowe

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Auction (USP)

Welcome to 1D Shelley Avenue - where modern elegance meets coastal comfort on a spacious 450sqm (approx) block! This newly crafted gem boasts an inviting atmosphere with impressive 2.7m high ceilings, making it the perfect haven for family living in the heart of a sought-after coastal suburb. Step inside to discover a world of open-plan luxury, with multiple living rooms designed for seamless entertaining. The kitchen is a culinary delight, featuring ample bench space, a convenient island bench, walk-in pantry and sleek stainless steel appliances that elevate the art of cooking. This contemporary retreat offers four bedrooms, each fitted with built-in robes for effortless storage solutions. The master bedroom is complete with a stylish ensuite and walk-in wardrobe, while the remaining three bedrooms are pampered by two main bathrooms, one of which boasts a deep bathtub. Step outside to a charming outdoor entertaining area surrounded by established gardens - a perfect backdrop for creating lasting memories with friends and family. The property is not only aesthetically pleasing but also incorporates practical features like ducted heating and cooling, a gas instant hot water service, and an impressive 16 solar panels generating 6.64kW of power. With four dedicated car spaces, convenience is at your doorstep. Location is key, and 1D Shelley Avenue excels in this department. A mere 5-10 minute stroll takes you to Westfield Marion and the SA Aquatic Centre, while the Marion Bowling Club awaits at the end of the street, surrounded by sports ovals for the active enthusiast. Proximity to Flinders University and Flinders Medical Centre, along with a bus stop around the corner, adds to the convenience. And for those needing easy access to the city, the CBD is just a 20-minute drive away. Quality schooling is close by too with Westminster School and Marion Primary School just a short distance away.

What we Love:

- Located on a 450sqm (approx) block
- Impressive 2.7m high ceilings
- Multiple living rooms
- Kitchen with walk-in pantry and stainless steel appliances
- Four bedrooms, each fitted with built-in robes
- Master bedroom with en-suite and walk-in robe
- Two main bathrooms, one featuring a deep bathtub
- Charming outdoor entertaining area
- Outdoor space surrounded by established gardens
- Ducted heating and cooling
- Gas instant hot water service
- 16 solar panels (6.64kW)
- Four dedicated car spaces
- Prime location with a 5-10 minute walk to Westfield Marion and SA Aquatic Centre
- Marion Bowling Club at the end of the street with surrounding sports ovals
- Proximity to Flinders University and Flinders Medical Centre
- Bus stop around the corner
- 20-minute drive to the CBD
- Quality schooling nearby with Westminster School and Marion Primary School

Auction: Saturday 24th February 2024 at 12:00pm (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 5048 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

Specifications: Land size - 451sqm (approx.) ESL - \$414.30 per annum Council rates - \$2,381.92 per annum Water rates - \$74.20 per quarter Sewer rates - \$138.15 per quarter Year built - 2022 Builder - Simonds Homes

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.