

2/40 Finniss Street, Marion, SA 5043



Sold House

Thursday, 9 November 2023

2/40 Finniss Street, Marion, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Brett Brook
0413664434



Dani Fowler
0425777447

Contact agent

** Demolition of existing dwelling is now complete with new titles also created. Construction can commence around late November **Presenting a fresh benchmark for well-appointed family living in the convenient suburb of Marion, these Torrens Titled free-standing residences offer three bedrooms, two bathrooms, and a double garage. They exude modern luxury, placing a strong emphasis on open-plan living and entertaining. Purchase with confidence and take advantage of potential savings on stamp duty as no stamp duty payable on the build contract. Planning approvals already in place, this house and land package will be ready to commence construction once purchaser provides full formal approval to the builder! 293sqm land with a 179sqm build area Fall in love with the following inclusions:- Stainless steel appliances with a gas cooktop- Stone benchtops to kitchen, ensuite and bathroom- Samsung ducted reverse cycle air conditioning, zoned throughout- Standard ceiling height of 2.7m (9ft) throughout- Upgraded internal door height of 2.4 metres & external door height of 2.4 metres- Floor-to-ceiling tiles in the bathrooms- LED downlights throughout- Alarm system & letterbox- Landscaping to the front & rear- Automatic panel lift roller door for the double garage- Purchaser's choice of 9 colours for carpet- Choice of 12 colours for laminate flooring- 3000L rainwater tank & pump- 26L Rinnai gas instantaneous hot water service- letterbox, clothesline & NBN address set up fee included - All boundary fences & stormwater included*Exclusions: curtains and blinds, SA Power Network Connection. Promising a lifestyle full of convenience, these residences are located less than 5 minutes from Marion Shopping Centre, within an 8-minute walking distance to Oaklands Train Station, just 10 minutes from Adelaide's beautiful beaches, 20 minutes from the CBD, and a 5-minute drive to the Southern Expressway for weekends of wining and dining. It's easy to see why Marion is now a preferred suburb of choice. Additionally, the proximity to Flinders Hospital and Flinders University adds to the appeal. Whether you are looking to nest or invest, this home would make an excellent foundation for a future portfolio, a stepping stone for those just starting out, or a wonderful place to raise a family! 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. RLA 276447.