

2 Marion Street, West Croydon, SA 5008

House For Sale

Saturday, 25 November 2023

2 Marion Street, West Croydon, SA 5008

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 696 m2

Type: House



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Vincent Doran
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Auction | \$895,000

Auction Location: On Site On the cusp of everything that a busy inner-city lifestyle calls for, yet set quaintly in a peaceful street, this superb residence is sure to pull on the heartstring and could become the perfect place for you to call home. Beautifully presented with a lush front garden, and pouring in with an array of natural light, this home ticks all the boxes for those looking to take full advantage of a convenient, easy-care and city fringe lifestyle such as busy professional couples, families, or investors alike. Sweeping floorboards welcome you to this freshly painted home, where there is droves of space for the whole family and even a special furry friend. Equipped with three bedrooms, one-bathroom, huge rear rumpus room for added entertaining, and a pristinely maintained swimming pool to make it the perfect summer haven. Truly, this is a fantastic home with all you could desire, packaged up and situated in the highly desired 5008 locale. Move in as is or add your own touch with a contemporary personalisation. This is a rare opportunity to acquire a slice of quality real estate. Blink and you'll miss it! Features to note:

- Two street frontages (Marion & Brown)!
- Lush front garden with irrigation
- Oversize windows for ample natural light
- Timber floorboards
- Freshly painted throughout
- Ducted cooling
- Gas heater to lounge room and rumpus room
- Huge in-ground swimming pool
- Built in robes to all bedrooms
- Separate toilet
- Walk-in pantry
- New Westinghouse electric oven and grill
- Rainwater tank
- Rear lock-up garage
- Garden shed
- Spacious rear laundry

Swimming pool Shopping:

- The weekly shop an easy task at Welland Shopping Centre.
- Hit the boutiques along Elizabeth Street in Croydon.
- Rosetta street Boutique stores.

Nearby Attractions/Entertainment:

- Croydon Avenue Reserve
- Newly updated MJ McInerney Reserve with basketball courts, tennis courts, skate park and children's playground.
- HOYTS movie theatre.

Food & Drink:

- Queen Street Café' scene (Elizabeth Street, Croydon).
- 10 minutes to the Plant 4 Marketplace, Bowden Brewing, and Bowden Cellars.

Schooling:

- Zoned to Woodville High School for 2024
- Under 5km to Kilkenny Primary, Challa Gardens Primary, Allenby Gardens Primary, Woodville Primary, Findon High, and Underdale High Schools.
- 5-minutes to private schools such as Whitefriars Catholic, St Michael's College and St Joseph's School.

Transportation:

- West Croydon and Croydon Railway stations, a short walk away to take you to city or sea.
- Endless bus stops along South Road, Torrens Road and Port Road.

Method of Sale:

- Auction On Site at 12:30pm, Saturday 16th December 2023

Disclaimer:

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- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.