

**20 Marmion Ave, Blair Athol, SA 5084**

**CENTURY 21.**  
City Inner North

**Sold House**

Saturday, 16 September 2023

20 Marmion Ave, Blair Athol, SA 5084

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 450 m2**

**Type: House**



Chris Paszynski

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## Contact agent

Affordable 3 Bedroom brick home with double width parking & a secure and delightful garden. Blair Athol, Prospect Adjacent and only minutes from the CBD, Adelaide Oval & The Churchill Centre. School's out! Located across the road from the Blair Athol North School, not to mention St Gabriels School, St Brigid's and Roma Mitchell Secondary College all within a short distance. This corner allotment has rear access to a large Carport at the rear of the property and is a decent approximately 450sqm block. This could be perfect for the first home owner, investor or any purchaser looking for value in a good location. Features Include; 3 Bedrooms (All with BIR's) Updated Bathroom Separate W/C Separate Laundry Large Front Lounge Sizable Kitchen / Meals Area with Gas Cooking Floorboards Through-out Ducted A/C Shed A Massive 50sqm Approx Carport Rear Access Pretty Fully Fenced Front Yard 450sqm Approx Allotment HUGE Street Frontage Gas Hot Water Prime Corner Location Rental Estimate Letter Available. Another Quality Peter Doukas & Century 21 City Inner North Listing! - DISCLAIMER: This advertisement includes information which is believed to be accurate based on Century 21 City Inner North resources and/ or inspections of the property before or at the time of advertising. Prospective Purchasers or other parties should make their own enquiries about the validity and accuracy of this information and view the property before making any purchasing decisions. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.