

**21 Yalpa Road, Marino, SA 5049**

**House For Sale**

Thursday, 25 January 2024

21 Yalpa Road, Marino, SA 5049

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 900 m2**

**Type: House**



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**\$895,000**

Nestled perfectly on a 900sqm north facing allotment in the coastal suburb of Marino, with the embrace of tree lined surrounds this residence is a true haven for those seeking the perfect blend of coastal living and family comfort. This wonderful north facing home is enveloped by lush greenery offering a unique blend of tranquility and coastal charm. As you enter this home you will be greeted with a functional floorplan that seamlessly integrates indoor and outdoor living. Good sized windows invite the outdoors in allowing natural light to illuminate the living spaces and framing picturesque views of the surrounding greenery. The spacious deck becomes an extension of your living area, offering an ideal spot for entertaining, dining and enjoying the coastal ambiance. Set in a tranquil location, this home is only a stroll to Marino Rocks railway station with 25minute to Adelaide CBD, walking distance to Marino Childcare, Seacliff Primary School, Seacliff Kindergarten and Montessori, a comfortable walk to beautiful local beaches and boardwalk, access to the Coast to Vines Rail Trail. This home presents an opportunity to embrace a wonderful coastal lifestyle. Features with love about this home Currently tenanted till 17th November 2024 for \$550.00 per week Three good sized bedrooms All three bedrooms with built in wardrobes Master bedroom with ensuite Centralized second bathroom with shower and bath North facing position with an abundance of natural light Kitchen with recently upgraded dishwasher and induction stove top Kitchen has views over the leafy garden The dining area opens onto timber deck ideal for entertaining Evaporative cooling throughout Lovely, polished floorboards Updated carpets and laminate flooring Functional laundry Nestled on a spacious 900sqm north facing allotment Newly installed hot water system Roof recently re painted and resealed Gutters and downpipes recently replaced Large, paved area under the home Attractive designed rock retaining walls Additional two car paved driveway Fencing redone on side and front of the property This wonderful home is more than just a residence it's a lifestyle. Don't miss this opportunity to embrace the greenery, coastal charm and superb location of Marino. Disclaimer: The accuracy of this information cannot be guaranteed and all interested parties should seek independent advice. RLA 281342, 270735