

25 Cudmore Terrace, Marleston, SA 5033



House For Sale

Thursday, 21 March 2024

25 Cudmore Terrace, Marleston, SA 5033

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 745 m2

Type: House



Theo Mylonas
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AUCTION: Saturday 13/04/24 at 1pm (USP)

Auction Location: on site This beautifully presented circa 1978 solid brick home has been loved by the same family for decades. It is now time for the next owner to take over and stamp their own mark and either run an update throughout or enjoy just as it stands. The freshly painted crisp walls and striking polished floor boards make an immediate impact as you enter the home. Bucket loads of natural light fill virtually every room in this versatile floor plan. Perfect for the growing family especially with the 36sqm studio with its own kitchen. The huge living room allows enough room for open dining or even a study area. Leading through to formal dining and then to the kitchen meals area. A great opportunity to really expand the kitchen exists in this room. Each of the bedrooms are bathed in sunlight and an ensuite services the master, a very rare find for a home of this era. More than enough rear yard space including a separate section for vegetables, fruit trees or even a pet sanctuary. Off street parking for multiple cars including secure garaging for two. Minutes away from the CBD and all your shopping needs within striking distance. This sensational opportunity ticks virtually every box.

AUCTION: Saturday 13th April at 1pm, on site (USP).CT: Volume 5612 Folio 125 Council: City of West Torrens Council Rates: \$1,649.15 per annum (approx) Water Rates: \$198.54 per quarter (approx) Land Size: 745 square metres (approx) Frontage 16.76 metres (approx) Year Built: 1978 (approx) To register your interest or to make an offer, scan the code below: <https://prop.ps/l/cLAjQ9qcSGy6> (Please copy and paste the link into your browser) LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Theo Mylonas & Nick Ploubidis to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.