

**27 Marion Street, Unley, SA 5061**



**Sold House**

Friday, 6 October 2023

27 Marion Street, Unley, SA 5061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 557 m2**

**Type: House**



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## Contact agent

This charming C1900 symmetrical villa is nestled in the heart of the cafe-centric Duthy Street, offering a lifestyle that blends heritage appeal with modern convenience. A short stroll from Sturt home games, Unley Shopping Centre, and just a five-minute drive from the CBD, the home promises a timeless allure that only improves with age. Framed by a traditional red brick exterior and a picket fence, the property exudes character. The sandstone facade and tessellated tiled verandah greet you, leading to a classic central hallway. The front section features the original four main rooms, currently configured as three generously sized bedrooms with plush new carpeting. The fourth room, serving as a second living area, could also be utilized as a fourth bedroom. The home retains its historical charm with lofty ceilings, hallway arches, and ornate fireplaces. The large modern main bathroom, with a separate toilet, and a spacious laundry area cater to the needs of a growing family. A modern rear extension bathes the interiors in natural light, with a well-appointed deluxe kitchen ensuring you never miss any action. The sunlit family room, designed elegantly and airy, opens to a central rear courtyard, perfect for intimate gatherings or larger-scale entertaining. This delightful home invites you to simply move in and enjoy. Additional features include rear lane access to a double garage or man cave with drive-through access, brand new ducted reverse cycle air conditioning, and established, easily maintained gardens. The property's location is enhanced by its proximity to excellent schools like Glenunga Middle & Secondary School, making it an ideal choice for families seeking a friendly and convenient locale. More to love:- A much loved, tightly held family home over 40 years.- Prized rear land access to bike lane/path, taking you straight to the city.- Ideally placed at the no-through conclusion of Marion Street. - A short stroll to Henry Codd Reserve local park/playground.- Within stumbling distance of the famous Leicester Hotel and not much further from the CBD itself- Ultra-flexible floor plan- Brand new Ducted reverse cycle air conditioning - Lofty high 3.1m ceilings- Huge laundry with loads of storage and rear door access- Beautifully landscaped gardens - Public transport at the front of your door on Duthy Street- Near by Schools / Parkside, Gilles & Unley Primary School, Gilles Street, Zoned for Glenunga International High School, Concordia College and Walford High School Specifications: CT / Volume 5843 Folio 600 Council / Unley Zoning / EN Built / 1910 Land / 557m<sup>2</sup> Frontage / 12.19m<sup>2</sup> Council Rates / \$2,817.10pa Emergency Services Levy / \$276.80pa SA Water / \$304.45pa\*\* 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015