

**276 Marion Road, Netley, SA 5037**



**Sold House**

Tuesday, 5 September 2023

276 Marion Road, Netley, SA 5037

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 837 m2**

**Type: House**

**\$821,000**

The dual-toned brickwork, tiled roofing and welcoming porch all combine to provide a pleasing appearance from the street. Located close to the city and airport, sitting on a large 837m<sup>2</sup> (approx.) this three-bedroom home suits a variety of buyers, whether it is for living, investment or development (STCC). Being close to transport, schools, shops and recreational facilities, it also makes an ideal family home. The huge east-facing front porch leads into a spacious living room with an air conditioner and a gas heater in brick fireplace for year-round comfort. The living room flows into a separate dining room, large enough for family and dinner parties. The massive bright kitchen and meals area with timber flooring includes a window over the double sink, and there is amazing potential to extend the space into the surrounding corridor to create a central modern kitchen, meals and family area (STCC). The three large bedrooms are carpeted and each has a large window facing either east or south (so nice and cool for sleeping). A gigantic rear verandah protects the home from the western sun and provides space for family entertainment, with views of the stunningly beautiful rear garden and the picturesque cottage-like brick-and-tile shed. Lock up carport with tandem parking for two cars plus storage (or a car, boat and trailer), and with direct access to the rear garden and to the brick shed. Further highlights include: Soaring ceilings throughout; bathroom with bath and separate shower; sizeable separate laundry with easy access to outside; external blinds to front bedrooms; linen cupboard; and separate toilet with built-in storage cupboard. Perfect for commuters and business people. Kurralta Park & Coles (2.3 km); Harbour Town (6.5 km) - Park with playground (700m walk); Richmond Oval (Hisense Stadium) (just 2.7km for the footy); Glenelg Golf Club (4.6 km) - Zoned for Plympton Primary School (1.9 km) and Plympton International College (2.3 km) - Excellent transport with 2-min walk to buses; Ashford Hospital (2.4 km) - Adelaide CBD (only 4 km); West Beach (7 km); Adelaide Airport (3.2 km). The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 456 Cross Road, Glandore SA 5037 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. 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 inquiries and obtain their own legal advice.