

30 Minchinbury Terrace, Marion, SA 5043



Sold House

Saturday, 17 February 2024

30 Minchinbury Terrace, Marion, SA 5043

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 800 m2

Type: House



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\$875,000

Welcome to 30 Minchinbury Terrace, an inviting 3-bedroom home tailor-made for families, first home buyers and developers alike. Located in the heart of Oaklands Estate, this well maintained family home on a rare 800sqm (approx) corner allotment has plenty of development potential (STCC). Step through the front door and be greeted by a formal living and dining area, an ideal space for hosting memorable gatherings with family and friends. The kitchen features ample storage and generous bench space, making cooking a breeze. The three bedrooms are serviced by the main bathroom. Step outside into your own private sanctuary under a verandah area, perfect for entertaining or simply unwinding after a long day. A grassed area ensures a safe and enjoyable space for kids to play freely. Additional features include ducted air conditioning, a rainwater tank, a shed and the convenience of two open car spaces. Location is key, and 30 Minchinbury Terrace excels in this department. Within walking distance to Marion Railway Station, commuting to the CBD or basking in the sun at beautiful local beaches becomes a seamless part of your routine. Oaklands Wetlands and Marion Outdoor Pool are just around the corner, offering endless recreational possibilities. You will also appreciate the proximity to Park Holme Shopping Centre and Westfield Marion. Quality schooling options, including Marion Primary School and Westminster School, make this property an excellent choice for families seeking an education-focused community. What we Love: • Rare 800sqm (approx.) corner allotment • Formal living and dining area • Well-equipped kitchen with ample storage and bench space • 3 bedrooms • Private verandah for outdoor entertaining • Safe grassed area for kids to play • Ducted air conditioning • Rainwater tank • Shed for storage • 2 open car spaces • Walking distance to Marion Railway Station • Located near Oaklands Wetlands and Marion Outdoor Pool • Close to Park Holme Shopping Centre and Westfield Marion • Quality schooling options: Marion Primary School and Westminster School • Corner allotment with exciting development potential (STCC) Specifications: Land size - 800sqm (approx.) ESL - \$329.30 per annum Council rates - \$1,826.14 per annum Water rates - \$74.20 per quarter Sewer rates - \$105.92 per quarter Zone - Established Neighbourhood Year built - 1955 Disclaimer: 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.