

**33 Marion Road, Torrensville, SA 5031**



**House For Sale**

Friday, 3 November 2023

33 Marion Road, Torrensville, SA 5031

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 672 m2**

**Type: House**



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## Auction | \$730k

For its trending character pocket just 2kms to town or for the c1925 stone-fronted bungalow with its spacious floor plan. This up to 4-bedroom vintage on approximately 672sqm (approx.) is exactly what you have been waiting for. It's simple interiors, master with WIR and ensuite with a galley-style cook's zone are complemented by its upfront period elements such as timber floors, high ceilings and skirtings, sash windows and wide hallway. The flexible rear gains convenient driveway access and with a garage that offers plumbed connection and games room options. A sought-after location in a suburb with unique links to leisure, Henley Beach in minutes and virtually a corner-turn to the city. Not to mention the valuable radius it opens for couples and young families: a short walk to Torrensville Primary, world class cafes along Henley Beach Road, fresh food at The Brickworks Marketplace and weekend strides along Linear Park and Henley Beach Road dining in a heartbeat. If you're keen to make your mark in the soaring inner-west, make no mistake and make some noise for this one. Key features:- Character bungalow (c1925)- 672sqm\* allotment- Updated kitchen & bathrooms- 3 bedrooms and study or optional office- Master with WIR and ensuite- Spacious lounge and meal rooms- Lofty ceilings with pine floorboards- Plenty of off-street parking / secure parking- Zoning to Underdale High School- Eateries & retail along Henley Beach Road- And so much more... Specifications: Title: Torrens Titled Year built: 1926 Land size: 672sqm (approx) Council: City of West Torrens Council rates: \$1,669.50pa (approx) SA Water & Sewer supply: \$200.07pq (approx) ESL: \$118.55pa (approx)\*Approx All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629