

**36 Dorene Street, St Marys, SA 5042**

**HARRIS**

**House For Sale**

Friday, 3 May 2024

36 Dorene Street, St Marys, SA 5042

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 814 m2**

**Type: House**



Laura Prest

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## \$800k-\$880k

Perfectly positioned just a skip to the CBD, Flinders University and Hospital, this c1956 classic occupies a substantial 814sqm parcel on level terrain, granting all the potential for your family or development dreams...Offering the flexibility of three-bedrooms with built-in robes plus a versatile study, the footprint provides total comfort to reside as is, but also gives ample inspiration to complete a renovation, extension, fresh start or subdivision (STCC).A contemporary remodel of both kitchen and bathroom fuse together with the rustic charm of original floorboards and double brick bones throughout.The backyard benefits from just as much space as the interior, offering a wealth of undercover entertaining under the pitched pergola, plus an extended carport, garage and shedding behind secure roller door.Loads of lush green grass provides grounds for children's games and pets to play - or even that swimming pool you've been dreaming of just in time for next summer.For the families, quality schooling is found in every direction, whilst all will relish in the coastal lifestyle found along the Glenelg to Brighton stretch of beach just a 10-minute drive away.Even more to love:•814sqm subdividable allotment (STCC)•19.2m street frontage•Suburban Neighbourhood zoning•Remodelled kitchen with stainless-steel appliances incl. dishwasher•Floor-to-ceiling tiled updated bathroom•Full-size bath tub & separate toilet•R/C air conditioning•Ceiling fans•Roller shutters•Zoned for popular Unley High•Proximity to Clovelly Park Primary, Westminster & Sacred Heart College•Moments to both bus and train•Local shopping amenities at Pasadena Foodland, Castle Plaza & Westfield MarionSpecifications:CT / 5485/436Council / MitchamZoning / SNBuilt / 1956Land / 814m2 (approx)Frontage / 19.2mCouncil Rates / \$1,532.55paEmergency Services Levy / \$151.30paSA Water / \$177.05pqEstimated rental assessment / \$670 - \$700 per week / Written rental assessment can be provided upon requestNearby Schools / Clovelly Park P.S, Edwardstown P.S, Ascot Park P.S, Clapham P.S, Unley H.S, Springbank Secondary College, Mitcham Girls H.SDisclaimer: 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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409