

**37 Marion Road, Torrensville, SA 5031**



**House For Sale**

Friday, 26 April 2024

37 Marion Road, Torrensville, SA 5031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 643 m2**

**Type: House**



Thanasi Mantopoulos  
0883527111



Justin Peters  
0423341797

## Auction | Saturday 11th May @ 1pm

This character bungalow perfectly showcases the original features of the home with modern updates throughout. Positioned on a 643sqm (approx) corner allotment, it provides the perfect space for children and pets to play. Entering the home, you're greeted with a wide hallway, polished floorboards and high ceilings, setting the tone for the rest of the home. The formal lounge creates a cosy space to spend with family and friends, completed with an ornate fireplace. You'll find three good sized bedrooms, one with an attached dressing room or private study, all fitted with wardrobes and carpets, and a central bathroom which has been renovated throughout and boasts a full size bathtub. The kitchen is functional and modern and features ample bench and cupboard space, stainless steel appliances including a dishwasher and a meals area adjacent plus a laundry room near the back of the house. Outside the home a pitched roof verandah with ceiling fan creates the perfect entertaining space, with a view of the back yard. The home also offers plenty of off street parking, with driveway access via Ross Street and a garage/workshop. This location provides unparalleled convenience, just minutes away from the charming cafes, restaurants, and boutique shops on Henley Beach Road. Commuting to the CBD is simple with a bus stop within walking distance. You'll also find fantastic shopping options close by, including Brickwork Marketplace and Harbour Town. On weekends, you can relax in one of the area's many parks and playgrounds, or make your way to Henley Square, where you'll find a variety of coffee shops and restaurants. Zoned to Underdale High School, plus many other great Primary and Secondary schooling options nearby. Key Features- 3 bedrooms- Bedrooms 2 and 3 with wardrobes- Master bedroom with private dressing room or study- Modern bathroom with full size bathtub- Kitchen with plenty of storage and dishwasher- Spacious lounge with fireplace and polished floorboards- laundry room at the back of the home- Large entertaining area overlooking backyard- Side access to driveway - Large workshop/garage- Ducted reverse cycle AC- Double glazing on front windows

Specifications  
Title: Torrens Title  
Year built: C1926  
Land size: 643sqm (approx)  
Council: City of West Torrens  
Council rates: \$1,588pa approx  
ESL: \$167.90pa (approx)  
SA Water & Sewer supply: TBC

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