

3A Pankina Grove, Marion, SA 5043



Sold House

Wednesday, 21 February 2024

3A Pankina Grove, Marion, SA 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 338 m2

Type: House



Samuel Paton



Scott Rowe

0433739890

\$1,100,000

Perfectly located in a quiet cul de sac, this newly built 2022 home is a coastal haven tailored for those seeking both comfort and convenience. Just a short 10-minute drive from the sun-kissed shores of Brighton Beach and the vibrant Jetty Road Brighton, this 4-bedroom gem invites you to experience a lifestyle of seaside bliss. Step inside to an open-plan living area, a spacious retreat seamlessly connected to the dining space - an ideal area for hosting gatherings and creating lasting memories. The modern kitchen features an island bench, stainless steel appliances, and ample storage for convenience. The three bedrooms are each fitted with built-in robes, perfect for plenty of storage for the family. The lower-level study offers versatility, easily transformed into a 4th bedroom. The exceptionally spacious master bedroom comes complete with an ensuite for your convenience, while the main bathroom, featuring a freestanding bathtub, caters to the remaining bedrooms. Step outside to a spacious, low-maintenance yard, where a grassed area beckons children to play safely. An undercover alfresco space awaits, perfect for entertaining guests and soaking in the coastal ambiance. The property also enjoys direct access via the back gate to the George Street Reserve, offering a Tennis Court, Playground and huge grassed area for kids and pets to enjoy. Additional features include ducted air conditioning throughout the home, and a double garage for your convenience. Embrace the local charm with Jetty Road Brighton just moments away, offering a delightful array of cafes, restaurants, and specialty boutique shops. Westfield Marion is a mere 2-minute drive or a leisurely 13-minute walk, catering to all your shopping needs. The proximity to Flinders University and Medical Centre (7-minute drive), Oaklands Railway Station for easy commute into the bustling CBD (3-minute drive), and quality schools like Sacred Heart College and Westminster School makes this townhouse a prime choice for those seeking a seamless blend of comfort and connectivity.

What we Love:

- Newly built home in 2022
- Ideal location in a quiet cul de sac
- Open-plan living area with seamless connection to dining room
- Modern kitchen with large island bench and stainless steel appliances
- Extremely spacious master bedroom with ensuite
- All bedrooms fitted with built in robes
- Lower-level study convertible into a 4th bedroom
- Main bathroom with freestanding bathtub
- Spacious, low-maintenance yard
- Undercover alfresco for entertaining guests
- Ducted air conditioning throughout the home
- Double garage for convenience
- Proximity to Jetty Road Brighton with cafes, restaurants, and boutique shops
- Short 10-minute drive to Brighton Beach
- 2-minute drive or 13-minute walk to Westfield Marion
- 7-minute drive to Flinders University and Medical Centre
- Oaklands Railway Station a 3-minute drive away for easy commute to CBD
- Quality schooling options nearby, including Sacred Heart College and Westminster School

Specifications:

- Torrens titled
- Year built - 2021
- Water rates - \$74.20 per quarter
- Sewer rates - \$115.13 per quarter
- ESL - \$353.60 per annum
- Land size - 338sqm (approx.)
- Council rates - \$1,984.94 per annum

Auction: Saturday, 9th March 2024 at 3:00pm (unless sold prior)

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

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.