

**4 Jasmine Avenue, Marion, SA 5043**



**Sold House**

Friday, 1 September 2023

4 Jasmine Avenue, Marion, SA 5043

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 700 m2**

**Type: House**



Samuel Paton



Scott Rowe

0433739890

**\$830,000**

This spacious 3-bedroom family home offers a unique dual living opportunity, making it an ideal opportunity for both growing families and investors. Boasting not just one, but two spacious living areas, along with the convenience of two bathrooms, this property ensures ample space and privacy for all. Sitting on a generous land size of 700sqm (approx.) with a wide 19.9m (approx.) frontage, this home is sure to suit a range of buyers, including those looking to undertake their next development project (STCC). Situated in a highly desirable location, the property is in close proximity to Westfield Marion and is conveniently within a 10-minute drive to beautiful local beaches. The well-equipped kitchen boasts ample amenities including an oven, gas cooktop, dishwasher and plenty of storage. Adding to the comfort is a split system air conditioning unit and the presence of 3kw solar panels, promoting energy efficiency and sustainability. The spacious master bedroom is equipped with a built-in robe. In addition all 3 bedrooms are fitted with ceiling fans, ensuring climate control all year-round. Perfect for entertaining, the expansive undercover area creates an ideal setting for gatherings all year round. There is also a low-maintenance, generously sized lawn, perfect for children and pets to play. A garage/workshop provides endless opportunities for storage and extra space. Additionally, the convenience of off-street parking, for up to 4 cars ensures both ease and security. In a great location, this home offers a short commute to Flinders University and Hospital and Westfield Marion. The allure of Glenelg Jetty Road is only a 10-minute drive away. There are multiple public transport options, including Oaklands Railway Station, making it an ideal prospect for individuals seeking both connectivity and comfort.

What we love:

- Generous 700sqm (approx.) block
- 19.9m (approx.) frontage
- Potential to redevelop or subdivide (STCC)
- Two separate spacious living areas
- Spacious master bedroom with built-in robe
- All 3 bedrooms with ceiling fans
- Well-equipped kitchen with ample storage
- Split system air conditioning
- 3kw solar panels for energy efficiency
- Expansive undercover area
- Low-maintenance, generously sized lawn
- Off-street parking for up to 4 cars
- Short commute to Flinders University, Hospital, and Westfield Marion.
- 10-minute drive to Glenelg
- Close proximity to Oaklands Railway Station

Auction: Saturday 16th September 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 our office 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.