

**53 Marion Street, Unley, SA 5061**



**House For Sale**

Wednesday, 17 January 2024

53 Marion Street, Unley, SA 5061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 374 m2**

**Type: House**



Andrew Downing  
0404882311



Sumit Khatri  
0433577970

## Best Offer - Contact Agent

Not all Maisonettes are created equal and this c1900 gem has been extended and updated throughout, creating a spacious, contemporary home. Boasting adaptable, light filled living areas and a lovely outdoor entertaining area with inground concrete pool, this superb offering is not all as it seems! Situated in one of the best locations, in the prestigious suburb of Unley on a quiet no through road at the back of beautiful Unley oval, this prominent position allows peaceful walks, ease of access to great cafes and an all-round fantastic living environment you will be hard pressed to better. Living options could include professionals, young families, downsizers, investors or anyone looking for a low maintenance lifestyle in one of Adelaide's best city fringe suburbs. As cute as it is now there is still so much scope to add future value. The Why To Buy :-)\* Torrens Title\* 2/3 Large bedrooms \* 3rd Huge bedroom could be 2nd living/entertaining area\* Spacious light filled living/dining\* Sunny feature packed kitchen, extensive storage & breakfast bars\* Reverse cycle air conditioning & ceiling fans\* Tidy bathroom + Separate laundry & second toilet\* Valuable side access\* Large allotment of 374sqm approx\* Sparkling inground pool with entertaining area\* Off street parking for 2 cars# Investors note, currently tenanted to fantastic tenants until 26/11/2024 at \$500pw #This location has so much to offer with cosmopolitan boutiques, cafes and restaurants along Unley Road and Duthy Street and only a quick walk to the Unley Shopping Centre. Vibrant King William Road and beautiful Unley Oval are close by and with less than a 3km commute into the CBD, you are central to everything that makes sought after Unley so popular for an exciting and convenient family lifestyle. Zoned for Unley Primary School and Glenunga International High School, as well as Goodwood Primary School and Urrbrae High School nearby. For any further information please contact, Andrew Downing, on 0404 882 311. 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 inquiries and obtain their own legal advice.