

6 Larkdale Avenue, Marion, SA 5043



Sold House

Tuesday, 26 September 2023

6 Larkdale Avenue, Marion, SA 5043

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 576 m2

Type: House



Samuel Paton

0882928300

\$950,000

Welcome to 6 Larkdale Avenue, Marion - an exceptional torrens titled courtyard family home situated on 510sqm (approx.) in a quiet, family friendly street. Its proximity to all local amenities makes it an excellent choice for families, couples, and savvy investors alike. The centrepiece of this home is its spacious family room that effortlessly flows into a large dining area, creating an inviting space for gatherings whilst overlooking a lush tropical garden that invites the outside in all year round. The open kitchen is a dream, with a walk-in pantry, dishwasher, gas cooktop, and electric oven. This home features three generously-sized bedrooms, with the main bedroom featuring a walk-in robe and ensuite. Bedrooms two and three come with built-in robes and there's an additional single bedroom currently used as a study, providing flexibility for the household. For those moments when you desire a quiet retreat, there's also a separate parent lounge, perfect for relaxation and unwinding. Whether you're hosting a family dinner or a social event, you'll find plenty of room to entertain both indoors and outdoors. Step out onto the expansive Stratco Verandah and sandstone-paved patio, measuring 9.2m x 5m, where you can enjoy outdoor meals amidst beautiful tropical gardens and well-maintained lawns. Additional features include reverse-cycle ducted air conditioning throughout, ceiling fans in the main bedroom and family room, and a Rinnai Gas hot water system, ensuring your comfort in all seasons. The garage offers plenty of storage options, and there's additional parking available in the driveway. The location of this family home is nothing short of exceptional. It's within walking distance to the picturesque George Street Reserve and Marion Community ovals, offering opportunities for outdoor activities and sports. Public transport options are readily available with bus and train stations nearby. Moreover, the property is close to Westfield Marion, the Cultural Arts Centre, SA Aquatic Centre, Goodlife Gym, Flinders University, and Flinders Hospital. What we love:

- Spacious 510sqm (approx.) allotment
- Perfect central location in a quiet neighbourhood
- Large family room and spacious dining area
- Open kitchen with walk-in pantry and dishwasher
- Master bedroom with walk-in robe and ensuite
- Bedrooms two and three with built-in robes
- Three way main bathroom
- Fourth bedroom/study
- Separate parent lounge
- Expansive outdoor Stratco Verandah and sandstone-paved patio
- Beautiful tropical gardens and well-maintained lawns
- R/C ducted air conditioning throughout
- Rinnai Gas continuous hot water system
- Walking distance to George Street Reserve and Marion Community ovals
- Proximity to public transportation (bus and train)
- Convenient access to Westfield Marion, Flinders Uni and Flinders Hospital

Auction: Saturday, 14th October at 10:00am (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.