

**6 Newland Avenue, Marino, SA 5049**

**GaryJSmith**

**House For Sale**

Thursday, 18 January 2024

6 Newland Avenue, Marino, SA 5049

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 700 m2**

**Type: House**



John Muscat  
0413948938



Caitlin Clarke  
0459414271

## Best Offer By 6/2 @ 12pm

Welcome to this stunning Federation Style home situated in the desirable Marino location. This meticulously designed residence offers a perfect blend of comfort and style, providing an ideal haven for family living. With four bedrooms and two bathrooms, this home is tailored for the modern family's needs. The master bedroom is a luxurious retreat, featuring a walk-in robe and a private ensuite for added convenience. Three other bedrooms are thoughtfully designed, two of which boast built-in robes, providing ample storage space and serviced by the main bathroom with a separate toilet. The heart of the home is the open plan living area, creating a warm and inviting space for family gatherings. The large u-shaped kitchen is a chef's delight, equipped with modern appliances and plenty of counter space, making meal preparation a breeze. The adjacent second living and dining area is perfect for entertaining guests, offering a versatile space that complements the overall charm of the home. Step outside to discover the outdoor alfresco area, where you can unwind and enjoy the fresh air. The spacious front and rear yards provide plenty of room for outdoor activities and gardening, ensuring a perfect balance between indoor and outdoor living. Convenience is key with lane way access to a large double garage and carport, providing ample parking space for vehicles, trailers or vans. Not to be missed: • Large rooms throughout. • Box bay windows. • Welcoming front veranda. • Ducted R/C air conditioning & Combustion heater. • Ample storage space. • Vehicle access off the lane way. • Solar panels. • Garden shed. • Within easy reach of surf & sailing clubs. • Adjacent to sporting clubs & reserves. • Easy access to transport. Situated in the coveted Marino location, this home combines the tranquility of suburban living with the convenience of nearby amenities, facilities and popular coastal areas. Along with easy access to Flinders Medical Centre and University, Westfield Marion and public transport. This property truly offers a lifestyle of comfort, elegance, and practicality. Don't miss the opportunity to make this house your home and create lasting memories with your loved ones in this remarkable residence. CT/ 5183/781 Year Built / 1996 Council Area / City of Marion Zoning / HN Hills Neighbourhood Land size / 700m<sup>2</sup> (approx.) Schools / Seaview High School (zoned), Seacliff Primary School (zoned) Council Rates / \$2,712.75