

63 Marian Road, Payneham South, SA 5070



Sold House

Sunday, 20 August 2023

63 Marian Road, Payneham South, SA 5070

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 406 m2

Type: House



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Contact agent

This home is perfect for first home buyers, downsizers or even investors. A comfortable relaxed lifestyle awaits in this beautiful character home, with nothing to do but move in and enjoy. Walking through the front door you are presented with an entryway with high ceilings that leads you through to the front of the home where you can enjoy the beautiful northern light all year round, in your large living and dining area. With the light streaming through the plantation shutters it's the perfect spot to relax. Directly off the dining room space, you have a large galley style kitchen with gas cooktop and dishwasher. The home has three sizeable bedrooms, two with built-in wardrobes. The bathroom is fully equipped with a freestanding shower and bath plus the bonus of a fully enclosed powder room/toilet. Towards the rear of the home, you will find a second living area or possibly the perfect space for a home office/study nook. Directly off this space via the French doors is a very private outdoor pergola area, perfect for entertaining, rain or shine. With all these areas being positioned at the back, plus having a private entry to outside, access to the laundry and the 2nd living area that leads to the 3rd bedroom (which also features a basin/sink), it could even present as the perfect parents retreat or granny flat with it almost being completely self-contained. This home is really a great place to entertain family and friends, plus it offers a versatile floorplan to suit your needs. Stepping outside you will find the front of the home offers a large grassed yard with tall fencing wrapping around the home providing further privacy and security making it child and pet-friendly. If you are a keen golfer, then you will be very excited to find that this home comes with a two-hole putting green. Hours of fun could be had with loved ones enjoying a competitive game of mini golf, such a unique feature. The home is in a great location with public transport close by. Only a short walk down the street and you are at Payneham oval, the ideal spot to walk the dog or take the kids to play on the playground or watch the local footy events. Plus you are only a few minutes drive to all your local necessities including eateries, gyms, shopping centres and schools, this home will have you in an ideal spot.

What we love:- North-facing lit front yard - Versatile floorplan to suit your needs- Large open living and dining area with northern light - Plantation shutters on windows in the front of the home- Modern galley style kitchen - Gas cooktop and dishwasher- Second living space/home office/multipurpose room- Built-in wardrobes in two bedrooms- Original polished wood floorboards- Split system air conditioner in both living areas - Ceiling fans in the front living and bedroom area- Large step in European style laundry space with sink- Separate toilet/powder room- Freestanding bath and shower- Neutral colour palette throughout- Secure/private lock up yard with tall fencing all around the home- Two-hole golf putting green- Automatic gates to driveway - Connected to NBN internet- Pergola outdoor entertaining area- Large established lawns and garden - Garden shed

Location:- Walking distance to; shops, eateries, public transport, medical centres, gyms, shopping centres, Payneham Swimming Centre and schools- Down the street you are at Payneham oval- 10 minutes drive to the CBD- Less than 5 minutes to The Parade Norwood where you can enjoy all the hottest shops and eateries- A couple of minutes' drive and you will be at Firlle Plaza where you will find, Kmart, Coles, Firlle Medical Centre and Chemist. Schools Zoned:- Trinity Gardens Children's Centre, Trinity Gardens School, Norwood Morialta High School.

Built: 1948 Land size: 406 sqm approx Torrens Titled Title Reference: Volume 5934 Folio 478 Council: City of Norwood Payneham & St Peters Council Rates \$1,579.04 p.a. ES Levy \$175.45 p.a. SA Water \$201.61 p.q.