

63 Marmora Terrace, North Haven, SA 5018



House For Sale

Wednesday, 20 March 2024

63 Marmora Terrace, North Haven, SA 5018

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 579 m2

Type: House



John Berno
0417800061



Petra Mells
0438833279

Auction On-Site Saturday 13th April 11:00AM

Spilling with contemporary charm and well-positioned on a coveted corner block moments from the Marina, a stone's throw to local schools, and incredible beachside access at your fingertips - 63 Marmora Terrace captures a beautiful domain for first-time buyers, young couples or even growing families to plant their feet in whisper-quiet bliss. Wonderfully maintained and with a selection of welcome updates, from the plush carpeted lounge and bedrooms, feature pendants, and ducted evaporative AC throughout, together with a free-flowing footprint that sees the light-filled lounge blend easily into the open and airy dining and original contemporary kitchen... there's a delightful vibe here whether you're looking to relax and unwind or enjoy good company with friends and family. The 3-bedroom base sees two with handy built-in wardrobe, a neat and tidy central bathroom, while a spacious and sunny backyard featuring mosaic alfresco and lovely alfresco inviting a picture-perfect place to savour morning coffee routines, summer lunches, as well as balmy evenings with a good bottle of vino. Immediate comforts and easy living aside, set on an enticing 579m² parcel with solid c.1960's footings means options abound to update and renovate and bring this seaside charmer swiftly into more modern standards, or settle in first as you explore larger redesign or rebuild possibilities well down the track (STCC). With an excellent lifestyle on hand, including North Haven Shopping Centre around the corner, popular parks, playgrounds and ovals, Osborne Train Station ready to zip you to the CBD in a flash, as well as the vibrant social hubs of Semaphore and Port Adelaide teeming with cafés, restaurants and bars just 7-minutes from your door - don't let this opportunity slip through your fingers!

FEATURES WE LOVE

- Bright and airy lounge with wonderfully wide windows and plush carpets
- Light-filled dining and kitchen zone featuring great bench top space and breakfast bar for easy casual eats, abundant cabinetry and cupboards, gas stove top and dishwasher
- Generous master bedroom with soft carpets, ceiling fan and BIRs
- 2 additional ample-sized bedrooms, also with plush carpets and one with BIRs
- Neat and tidy bathroom with separate shower and bath, as well as separate WC
- Practical laundry and ducted evaporative cooling throughout
- Sunny and spacious backyard with lush lawn perfect for the kids to play or for the family pet to roam
- Charming alfresco entertaining area with pergola and easy-care garden beds
- Delightful frontage with more lovely lawn space, carport, as well as sizeable garden shed
- Corner block positioning set on a 579m² (approx.) parcel inviting exciting renovation, redesign and rebuild potential (subject to council conditions)

LOCATION

- Around the corner from LeFevre Reserve, North Haven Shopping Centre, and Osborne Train Station for traffic-free commutes
- 1km to North Haven Primary or Ocean View College for stress-free starts to your day
- A stone's throw to the soft sands of North Haven Beach for a wonderful summer lifestyle, and only 7-minutes to the beautiful Semaphore or a touch further to historic Port Adelaide for all your café, restaurant and boutique shopping needs

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Grange RLA 314 251

Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | General Neighbourhood (Z2102) - GN Land | 579sqm (Approx.) House | 190sqm (Approx.) Built | 1963 Council Rates | \$1,043.35pa Water | \$153.70pa ESL | \$234.15pa