

65 Marion Street, Unley, SA 5061

Raine&Horne.

House For Sale

Wednesday, 14 February 2024

65 Marion Street, Unley, SA 5061

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 743 m2

Type: House



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Auction - Sat Mar 2nd @ 11am

This charming 1910 Symmetrical cottage sits on a sizeable allotment of some 743sqm (15.24m frontage) and boasts spacious rooms, lofty ceilings, timber floors, renovated bathroom, zoning for Glenunga International Highschool and enormous scope for future renovation or extension subject to council consent (STCC).The bedrooms are all double sized and feature lofty ceilings, ceiling fans and wooden floors. Bedroom 1 also boasts built in wardrobes. The home is also configured with a formal lounge, which opens to the kitchen & dining area.The bathroom has also been fully renovated and includes a frameless shower and black matt finish tap ware, shower head and basin.You will very much appreciate the sprawling rear yard which includes an undercover Alfresco. You have plenty of room to host family and friends and to plan for a future extension STCC.This is an unmissable opportunity for families looking for a charming character home close to the CBD with enormous potential to renovate and or extend to your liking down the track.Key Features:Evaporative Cooling3-4 car carportLarge 2 car garage8.8KW Solar System - 24 Solar Panels13.3KW BatteryRainwater tanksWooden flooringRenovated bathroomSecurity roller shutters on select windowsExclusions include: 1. The small garden shed at the rear of the block 2. The rain water tank at the rear of the blockLifestyleYou are an enviable location 2km (app) from the CBD, 50m from Unley Road and close to all key amenities including the Unley Shopping centre and the café/ restaurant precincts on Unley Road and Duthy Street.You will love the convenience of enjoying a morning coffee at Pickle in the Middle, A Mothers Milk, literally at the end of your street, or a scrumptious pie at the Pat A Cake Bakery, the famous Unley bakery on Duthy Street. You also have the Foodland Frewville, twice awarded the World's best supermarket a 4min drive away.Buses to the City are easily accessible on Unley Road and Duthy Street. Schooling options are numerous including zoning for Glenunga International High School. You are in walking distance to the iconic Unley Oval and Parklands. A cosmopolitan, inner-city lifestyle is certainly at the heart of your new residence.The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.