

**671 Marion Road, Ascot Park, SA 5043**



**Sold House**

Monday, 23 October 2023

671 Marion Road, Ascot Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 546 m2**

**Type: House**



Josh Gillespie  
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**\$781,000**

\*Freehold vacant possession, perfect owner occupier or long-term commercial investment! Commanding an excellent corner position, full of exposure from the hustle and bustle of Marion Road, this single dwelling offers a highly versatile site which could be commercial, residential or a re-development (STPC)! Currently presenting a large open plan reception and joined waiting room, two separate and private offices with split system air-conditioning units, a spacious bathroom, laundry, separate toilet and a communal kitchen area. There is also a large rear pergola and a lock-up shed offering excellent storage room. With unlimited potential, explore the options for an office and consulting rooms and take advantage of the main road advantage of daily commuters, locals and tourists. Offering dual access, from both Marion Road and Seventh Avenue, the possibilities here are endless. Well suited to an established business or new start-up, perfectly located in the heart of Ascot Park close to public transport, multiple school, local shops, 10 minutes to the beach and 15 minutes to the city. More reasons to love this opportunity:- Freehold vacant possession- Approx 97.6 sqm internal main area - Approx land size: 500 sqm - Torrens Titled c1955 built dwelling- Polished timber floorboards throughout - Two private consulting rooms - Bathroom, kitchen and laundry facilities - Dual access from Marion Road & Seventh Ave- Highly secure building with security alarm and cameras- Ability to join the security system to mobile phone - Large rear lock-up shed great for storage 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. If this property is to be sold via auction the Vendors Statement may be inspected at 80 Unley Road, Unley for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 276447.