

7 Beauford Avenue, Marion, SA 5043



Sold House

Wednesday, 8 May 2024

7 Beauford Avenue, Marion, SA 5043

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 754 m2

Type: House



Samuel Paton

0882928300

Contact agent

Welcome to this 5-bedroom family home located in Marion, offering not just a residence, but a canvas awaiting your vision. With plenty of potential for redevelopment or renovation (STCC), this property beckons those with dreams of crafting their ideal abode in a prime coastal locale. As you step inside, the spacious living room welcomes you, providing a cosy retreat to unwind, complete with a convenient heater for those colder months. The kitchen boasts ample bench and cupboard space, catering to a range of requirements. Flowing seamlessly from the kitchen is a second living room, connected to the dining area and featuring a gas fireplace. The main house has four generously sized bedrooms, two of which are equipped with built-in robes, while the main bathroom offers both a bathtub and shower for added convenience. A granny flat nestled in the rear yard provides a fifth bedroom, along with a kitchenette and private bathroom, perfect for guests or extended family members. Step outside to discover the expansive rear yard with a large verandah, ideal for entertaining guests or enjoying lazy weekends with loved ones. A shed offers additional storage space for outdoor essentials. Key features of this property include ceiling fans in three bedrooms and the living room, a double garage for secure parking, and a carport attached to the granny flat, providing ample space for vehicles. Beyond the boundaries of the property, Marion offers a wealth of amenities, with Park Holme Shopping Centre within walking distance and Westfield Marion just a short drive away for all your retail needs. Outdoor enthusiasts will delight in the proximity to Marion Outdoor Pool and Oaklands Wetlands Reserve, while Somerton Beach beckons just a brief drive for sun-soaked days by the sea. For families, the convenience continues with quality schools such as Westminster School, Sacred Heart College, and Immanuel College nearby, ensuring access to top-tier education. With Marion Railway Station within walking distance, commuting to the CBD is a breeze, making this property the epitome of coastal lifestyle combined with urban convenience. Don't miss this brilliant opportunity to transform this 800sqm (approx) block into your dream home, where every detail reflects your unique style and aspirations. Whether you choose to renovate the existing canvas or embark on a complete redevelopment (STCC), the potential for coastal living awaits in Marion.

What we Love:

- Rare 800sqm (approx) block
- Plenty of redevelopment potential (STCC)
- Large living room with heater for warmth
- Spacious kitchen with ample bench and cupboard space
- Second living room with gas fireplace
- Four bedrooms in the main house, two with built-in robes
- Main bathroom with separate bathtub and shower
- Granny flat in rear yard with fifth bedroom, kitchenette, and private bathroom
- Expansive rear yard with large verandah for entertaining
- Shed for outdoor storage
- Cellar in main house
- Ceiling fans in three bedrooms and living room
- Double garage for secure parking
- Carport attached to granny flat
- Proximity to Park Holme Shopping Centre and Westfield Marion
- Nearby attractions include Marion Outdoor Pool, Oaklands Wetlands Reserve, and Somerton Beach
- Walking distance to Marion Railway Station
- Close to quality schools such as Westminster School, Sacred Heart College, and Immanuel College

Auction: Saturday, 25th May 2024 at 12.00pm Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. **PLEASE NOTE:** This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.