

**73a Marian Road, Payneham South, SA 5070**



**House For Sale**

Thursday, 16 May 2024

73a Marian Road, Payneham South, SA 5070

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 341 m2**

**Type: House**



Georgie Young

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**\$799,000**

Auction Saturday 1st June 10:30am (USP) Welcome to 73a Marian Road Payneham South, a versatile and refreshed property ideal for downsizers, families, or savvy investors. This Torrens titled freestanding property promises a comfortable and laid-back lifestyle. This homely property is move-in ready with freshly painted walls and easy maintenance courtyard. Walking through the front door you have the primary suite set off the hallway to your right with ensuite bathroom and walk in robe plus a scenic bay window overlooking the front garden letting in the northern light. Walking down the hall the house opens up to a large living and dining area with sliding doors to a lovely side yard with large pergola area perfect for outdoor entertaining all year round. Set to the left of the home you will discover two more bedrooms and direct access to the single lock up garage. Entering the back of the home is the neat functional kitchen and 2nd living area that overlooks the courtyard. Step through the sliding doors off the 2nd living room space is the perfect spot to sit in the sun and enjoy a morning coffee or even warm yourself by a fire pit that could be enjoyed with a glass of wine in the cooler months of the year. In the back of the home you will also locate the secondary bathroom with bath and shower, separate toilet and separate laundry with direct access to outside. Nestled in a prime location, this home offers unparalleled convenience with public transport close by. A leisurely stroll will take you to Payneham Oval, perfect for family outings with a playground, dog-friendly spaces, and local footy matches. Beyond its doorstep, you'll find an array of amenities including eateries, gyms, shopping centers, and schools-all just minutes away. Immerse yourself in an idyllic lifestyle within this property, where every essential and recreational pursuit is easily accessible.

What we love:- 3 bedrooms- 2 bathrooms- Single garage with space for 2nd car off street in front- Freshly painted with neutral fittings and fixtures- Open plan living and dining area- 2nd living area with functional kitchen - Separate laundry- Primary bedroom with walk-in wardrobe and ensuite- Ducted reverser cycle air conditioner for heating and cooling - Gas cooktop- Separate toilet- Neutral modern colour palette throughout- Secure/private lock-up yard with tall fencing- Family bathroom with a shower and bathtub- NBN connection available - Outdoor pergola entertaining area - Large 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 Firlie Plaza where you will find, Kmart, Coles, Firlie Medical Centre and Chemist.

Schools Zoned:- Trinity Gardens Children's Centre, Trinity Gardens School, Norwood international High School.

CT / 5273/465 Council / City of Norwood, Payneham & St Peters Built / 1995 Title / Torrens title Land size / 341 sqm approx Council Rates / \$1,464.89 p.a Emergency Levy / \$114.35 p.a SA Water / \$192.40 (approx) p.q Estimated rental assessment / \$650- \$680 approx per week (Written rental assessment available on request)

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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. RLA 174424