

**8 297 Marion Road, Mitchell Park, SA 5043**



**Sold Unit**

Thursday, 14 March 2024

8 297 Marion Road, Mitchell Park, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 87 m2**

**Type: Unit**



Naomi Will

**\$395,000**

Scrubbed from head to toe by an immaculate, fantastic vendor; I know you will love your new home as much as I do. Ground floor, so when you have finished relaxing on the under main roof verandah walk straight into your homette. No stairs to encounter here! Walk in, note the high ceilings throughout and how light filled this delightful home is. Your new kitchen is sleek and stylish, crisp white finish with lots of storage plus there is a full-sized linen cupboard to utilize. A lovely north facing living room that lets in the natural beautiful light you will enjoy all year round. As does the main bedroom, also north facing. Roomy, convenient all in one wet area that could easily accommodate more storage should you need. The whole unit has been recently repainted, so there is nothing left to do other than move in and enjoy! Solid brick and featuring north facing double glazed windows – any shift workers out there? Built in the 1970's, enjoy 87 square metres of lovely, light filled ambient living. Enjoy being only minutes away from the Tonsley Precinct, Flinders University and Flinders Medical Centre. Great choice of schools – one you can actually walk to. Of course, Marion Road is very close to Marion Shopping Centre and Marion Swimming Centre, and Domain Medical Centre. 15 minute drive (or catch the bus) to Adelaide CBD. Short 10 minute drive to Jetty Road Brighton and our beautiful southern beaches. Enjoy the use of a carport, and a visitor's carpark as pictured. Please note that some of the furniture may be included for the right price, with the sale! How convenient, being able to move straight in and relax! Any families coming down from the country for uni? Perfect. A perfect investment really with approximate rental amount being \$380 per week, plus water usage and supply. Including the new furniture pictured will of course nett a higher return. Look forward to meeting you at the open inspection. Don't delay with this one.