

8 Christina Street, Marion, SA 5043



House For Sale

Wednesday, 1 May 2024

8 Christina Street, Marion, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



Samuel Paton

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Auction (USP)

Located in the heart of Marion, this charming 3-bedroom home presents an enticing opportunity for both first home buyers and savvy developers. Situated on a rare 700sqm (approx) allotment, the property boasts ample development potential (STCC) making it an attractive prospect for those with a vision for expansion or renovation. Upon arrival, the tidy low-maintenance front yard sets the tone for what awaits within. Stepping through the front door reveals a spacious living area, perfect for relaxation and unwinding after a long day. The kitchen, equipped with an electric stovetop, offers plenty of bench and cupboard space, catering to both functionality and convenience. The three generously sized bedrooms are serviced by the main bathroom, with an additional shower located off the family room, convenience is key throughout the home. The expansive grassed backyard, securely fenced, provides ample room for children to play and pets to roam freely, enhancing the lifestyle opportunities this property offers. Beyond its inherent charm, this property boasts significant development potential, subject to council approval. With a substantial 700sqm block and an 18.8-metre frontage, there's ample space to bring your dream home to life or reimagine the existing structure to align with your vision. Practical amenities include a single garage for secure parking, a garden shed for storage, and additional off-street parking, ensuring both convenience and functionality are seamlessly integrated into everyday living. Positioned for ultimate convenience, residents will enjoy easy access to an array of amenities. Westfield Marion is just a stone's throw away, offering shopping, dining, and entertainment options. For sports enthusiasts, Marion Oval, located across the road, provides access to football, basketball, and tennis facilities. Flinders University and Medical Centre are within close proximity, as is the Oaklands Railway Station, offering direct access to the CBD for commuters. Moreover, the allure of Brighton Beach, a mere 10-minute drive away, presents endless opportunities for seaside relaxation and recreation. Families will appreciate the abundance of quality schools in the vicinity, including Sacred Heart College and Westminster School, ensuring educational needs are well catered for. This property presents an exceptional opportunity for those seeking a blend of lifestyle, convenience, and development potential in the vibrant suburb of Marion. Whether you're a first home buyer looking to enter the market or a developer with a keen eye for opportunity, this versatile property is sure to captivate and inspire.

What we Love:

- Rare 700sqm (approx) allotment
- 18.8 metre frontage
- Ducted A/C throughout
- Development potential (STCC)
- Spacious living area
- Three generously sized bedrooms all equipped with ceiling fans
- Main bathroom with additional shower off family room
- Expansive grassed backyard with secure fencing
- Single garage for secure parking
- Garden shed for storage
- Additional off-street parking
- Close proximity to Westfield Marion
- Marion Oval across the road for sports enthusiasts
- Short distance to Flinders University and Medical Centre
- Convenient access to Oaklands Railway Station for CBD commute
- Only 10 minutes to Brighton Beach
- Nearby quality schools including Sacred Heart College and Westminster School

Auction: Saturday, 18th May 2024 at 4.00pm (unless sold prior) 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.