

9 Marion Terrace, Royal Park, SA 5014



House For Sale

Monday, 18 March 2024

9 Marion Terrace, Royal Park, SA 5014

Bedrooms: 5

Bathrooms: 1

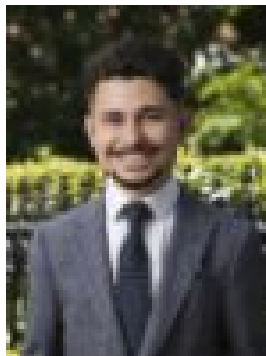
Parkings: 6

Area: 848 m2

Type: House



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John Eglezos

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Auction On-Site Thursday 4th of April 6pm

Positioned on a substantial corner allotment of 848sqm in Royal Park, this double brick home provides the perfect blend of suburban serenity and a leisurely lifestyle. With the prestigious West Lakes Golf Course just a street away and Westfield West Lakes and the beach all within a 5-minute drive, the location is an ideal setting for a life of ease and access. This residence stands robust and proud housing 4 carpeted bedrooms, each equipped with vertical blinds for privacy and light control. Bedroom one is further enhanced with a built-in robe, while a tiled detached fifth bedroom or rumpus room offers the versatility of additional space, complete with its own split system air conditioner. The home boasts a well-appointed bathroom featuring a bathtub, vanity and shower, facilitating the daily routines of a bustling household. The property is eco-consciously fitted with 8kw solar panels, ensuring energy efficiency and cost savings. For added security, roller shutters adorn the windows, accompanying a reliable alarm system. Vehicle accommodation is generous, with a garage sporting a roller door connected to a second garage or workshop, highlighting the home's ample space and storage capacity. Navigate through life's seasons with ease, thanks to ducted air conditioning that flows throughout the home. The front of the property offers an extensive area suitable for additional parking, catering to guests and family alike. Step inside to a large living room, where carpeted flooring meets sheer curtains, creating a cozy ambiance for relaxation and social gatherings. The large veranda area, adjacent to the outside rumpus room, extends the living space, offering a seamless blend of indoor and outdoor enjoyment. The conjoined kitchen and dining rooms ensure a warm, free-flowing atmosphere when entertaining. The kitchen is equipped with a Westinghouse stove, Asko dishwasher, and a ceiling fan, marrying functionality with comfort. The roof, redone within the last decade, adds to the home's appeal and durability. At the property's end, a second garage with a roller door stands ready to accommodate more vehicles or serve as extra storage space. The backyard is a haven for utility and recreation, featuring two sheds for organisational needs and a large laundry room conveniently located on the veranda. The expansive, paved, undercover alfresco area out the back, complete with ceiling fans, is a sprawling space designed for gathering, leading to a well-maintained grassed backyard with a clothesline. Not to be overlooked is the untouched portion of the block that contributes to this property's impressive size, presenting an opportunity for future development or a landscaped oasis. Embracing the essence of a prime West Adelaide location, this home merges the prospect of comfortable family living with boundless potential for enhancement or expansion. The generous land allotment invites the imagination to explore endless possibilities, whether through development or simply relishing the ample room for outdoor activities. With every amenity within easy reach this residence is an exceptional find for those seeking to create their very own suburban haven in one of Adelaide's most central and community-oriented areas. Additional Features: • Large frontage with tidy landscaping and brick driveway • Tall fencing surrounding the rear of the property • Downlights in the kitchen • Nearby schools include: Hendon Primary School, Alberton Primary School, Our Lady Queen of Peace School, West Lakes Shores R-7, Seaton High School, Mount Carmel College, Portside Christian College, Woodville High School, The Grove Education Centre Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. 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 list of recent local sales to help you with your market and value research.