

11B George Street, Marion, SA 5043



House For Sale

Sunday, 23 June 2024

11B George Street, Marion, SA 5043

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 354 m2

Type: House



Frank Zhao

AUCTION - On Site 10:30 AM 07/07/2024

Discover modern living in this brand-new, 3-bedroom, 2-bathroom home located in the quiet suburb of Marion, SA 5043. Nestled on George Street, this peaceful residential area offers a serene atmosphere while being close to essential amenities and services, perfect for families and professionals alike. Strategically located near Marion Primary School, Westminster School, and Hamilton Secondary College, this home is also a short drive from Flinders University. Westfield Marion provides shopping and leisure options, while local parks and beaches offer outdoor recreation. Public transport is easily accessible, connecting you to the CBD and beyond. Inside, the house boasts a thoughtfully designed layout that maximizes space and functionality. The master bedroom features an ensuite and a walk-in robe, providing a private retreat for the homeowners. The two additional bedrooms are equipped with built-in robes and large windows that allow plenty of natural light to flood in. The sleek kitchen, complete with quality appliances and stylish cabinetry, flows seamlessly into the spacious living and dining area, creating an open-plan space perfect for family gatherings and entertaining guests. A walk-in pantry provides extra storage, and the separate laundry with internal and external access adds to the home's convenience. The property offers an inviting alfresco area and a private backyard, perfect for enjoying the outdoors in comfort and style. The home also includes a garage with an auto panel lift door, ensuring secure parking and additional storage space. This contemporary home blends style, comfort, and practicality, making it an ideal choice for modern families or professionals looking for a serene yet well-connected place to live.

Features:- Contemporary House with 3 bedrooms and 2 bathrooms- Spacious master bedroom with ensuite and WIR- Two other bedrooms with BIR- Ducted Reverse Cycle AC- Bedrooms with ample ambient light- Modern kitchen with sleek cabinetry and quality appliances- Separated laundry room with both internal and external access- Open plan kitchen connected with large living and dining area- WIP is located next to the kitchen- Enjoy outdoor breeze in alfresco area- Private back yard ensuring privacy- Garage with auto panel lift door

Locality:- 3 mins drive from Marion Primary School- 3 mins drive from Westminster School- 4 mins drive from Hamilton Secondary College - 6 mins drive from Flinders University- 3 mins drive from Westfield Marion- 5 mins drive from Park Holme Shopping Centre- 6 mins drive from Oaklands Estate Reserve- 8 mins drive from Brighton Jetty- 7 mins drive from Flinders Private Hospital- 7 mins walk from Stop 26 Finnis St (Bus M44 to CBD)

School Zone:- Marion Primary School- Hamilton Secondary College

Specifications: Council - City of Marion Council Rate - \$1,179.55 pa Water Sewerage - \$318.00 pa Water Rates - \$296.80 pa ESL - \$215.95 pa Call Frank on 0450216898 for more information, recent sold reports available on request or meet you on-site over the weekends. RLA 285210

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