

16A Marion Road, Brooklyn Park, SA, 5032



House For Sale

Sunday, 18 August 2024

16A Marion Road, Brooklyn Park, SA, 5032

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



Leasing Officer Kaide
0450216898

Elegant Modern Living in Prime Location with Luxurious Features and Sustainable Design

Step into luxury living with this stunning residence that seamlessly combines style and functionality.

The open-plan and light-filled kitchen is a focal point, offering a modern and inviting space. The main-floor master suite is a retreat with a walk-in robe and a well-appointed ensuite. Enjoy year-round comfort with the ducted Samsung reverse cycle air-conditioning featuring zoning controls. Harness the power of sustainable living with 6.5 Kilowatts solar panels installed. The upper level features two bedrooms with built-in robes, providing ample storage. The property is designed for low maintenance, both in the front and backyard. A garage with an automatic roller door adds convenience. Security is a priority with an intercom system and an electronic front security gate. The property is adorned with extensive paving and lush landscaping from the front through to the private rear courtyard.

Centrally located, this residence is just minutes away from schools like Underdale High School and Torrensville Primary School, as well as childcare facilities and shopping plazas such as Torrensville Plaza and Hilton Plaza. Enjoy recreational activities at the Adelaide Badminton Centre and quick access to Richmond Health Clinic. Conveniently located near IKEA, Adelaide Airport, and with easy access to public transport, this property offers a lifestyle of comfort and convenience. Don't miss the opportunity to make it yours!

Current rent is \$740 per week, current lease will end on 19/08/2025.

Features:

- Stunning, open-plan and light-filled kitchen
- Main-floor master suite with a walk-in robe and an ensuite
- Spacious living area with easy access from courtyard
- Upstairs bedroom can be used as a theatre room or a second living area
- Ample natural ambient light throughout
- Ducted Samsung reverse cycle air-conditioning with zoning controls
- Filter tap installed in the kitchen
- 6.5 Kilowatts solar panel installed
- 2 upper level bedrooms with built-in robes
- Low maintenance front and backyard
- Garage with automatic roller door
- Energy-efficient LED downlights
- Separate laundry with toilet
- Intercom system and an electronic front security gate
- Extensive paving and lush landscaping from the front of the property right through to the private rear courtyard
- Wide driveway with remote door/keypad provides easy access
- Garage rear roller door with access from courtyard
- Paved courtyard with a nicely built pergola

Locality:

- 3 mins to Underdale High School
- 4 mins to Torrensville Primary School
- 4 mins to Brooklyn Park Private Kindergarten and Child Care
- 4 mins to Torrensville Plaza
- 5 mins to Hilton Plaza
- 3 mins to Adelaide Badminton Centre
- 5 mins to Richmond Health Clinic
- 6 mins to IKEA
- 5 mins to Adelaide Airport
- 1 min to Stop 8 Henley Beach Rd, H30 directs to CBD

School Zone:

- Torrensville Primary School
- Underdale High School

Specifications:

- CT: 6131/58
- Council: City of West Torrens
- Council Rate: \$1297.25 / pa
- Water Sewerage: \$103.15 / pq
- Water Rates: \$78.6 / pq
- ESL: \$141.55/ pa

Call Frank on 0450 216 898 for more information, recent sold reports available on request, or meet you on-site over the weekends.

RLA 285210

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