

**312 Marion Road, Netley, SA 5037**



**House For Sale**

Tuesday, 25 June 2024

312 Marion Road, Netley, SA 5037

**Bedrooms: 3**

**Bathrooms: 1**

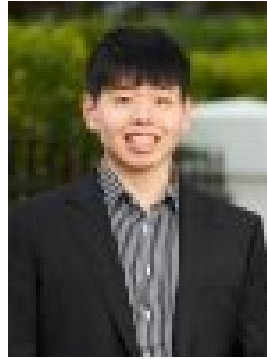
**Parkings: 2**

**Area: 964 m2**

**Type: House**



Mannas Chan  
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## Auction On-Site Sunday 21st July 12:15PM

Hidden behind high brush fencing along this thriving residential stretch of Marion Road sits this sweeping 964sqm (approx.) parcel primed with potential. At present, this much-loved property - an iconic c.1910 abode spilling with yesteryear charm and featuring timeless character aspects, such as soaring ceilings, solid timber floors, and lofty bedrooms, formal lounge and dining too - is just asking for those thrilled with the thought of updating/renovating to step in and transform! For those who would rather start again from the ground up, such a large estate in such a popular pocket of Adelaide's west offers even more redevelopment possibility, and where this incredible piece of real estate brings unrivalled opportunity and limitless options to re-inspire and re-imagine (STCC). Let architectural plans and favourable West Torrens Council zoning open the doors to a raft of possibilities - from large split blocks that'll see spacious family homes, to a sleek row of stylish two-storey townhouses (STCC) paving the way for first-time buyers, young couples and soon-to-be growing families - the size and scope of this address is as exciting as they come. Combined with stellar heart of the west positioning quickly being realised amongst buyers for its proximity to local schools, vibrant shopping hubs, a bee-line to the CBD by way of car, bus or bike, as well as a stone's throw to the soft sands of Henley Beach and iconic Glenelg... this combination of lifestyle and location has all the ingredients for a stunning and successful development opportunity! FEATURES WE LOVE • Huge 964sqm (approx.) allotment inviting an exciting range of redesign and redevelopment options (subject to council conditions) including a host of sub-division possibilities • Fantastic opportunity to completely renovate, refurb and update too, bringing this beautiful c.1910 character home into stunning old-meets-new alignment • Well-positioned in this rapidly growing and hugely popular pocket of the west, appealing to young buyers as much as growing families and developers • Currently presented as a neat c.1910 character home featuring solid timber floors, soaring ceilings, and a large 3-bedroom footprint • Lofty formal lounge and dining featuring charming fireplaces • Spacious and updated kitchen with great bench top space, abundant cabinetry and stainless appliances, including 900mm oven and gas stove top • Lush lawns, in-ground pool, and beautiful feature palms LOCATION • Easy access to city-bound public transport options, Adelaide Airport, and bustling shopping precincts such as Kurralta Park & Kmart, Castle Plaza & Target, as well as the vibrant Jetty Road Glenelg • Moments to Netley Kindy, Plympton Primary, Plympton International, as well as Immanuel College • Only 4km to the CBD, and only 10-minutes to West Beach and Henley Square, as well as the iconic Glenelg for perfect city-to-the-sea positioning Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. Norwood RLA 278530 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. Property Details: Council | West Torrens Zone | GN - General Neighbourhood Land | 964sqm (Approx.) House | 287sqm (Approx.) Built | 1910 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa