

4 Waratah Avenue, Marion Bay, SA 5575



House For Sale

Sunday, 23 June 2024

4 Waratah Avenue, Marion Bay, SA 5575

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Allison Thomson

0438521950

\$399,500

Fabulous opportunity to secure a very well presented timber frame 3 bedroom home in the ever popular Marion Bay. Formal entry via the side ramp into the lounge room or the elevated front deck. Central practical kitchen with ample cupboard space and electric oven. Spacious, separate dining/sitting area with split system reverse cycle air conditioning and polished timber flooring with access to the front deck. Large lounge area with good natural lighting, polished timber flooring and with access to the kitchen and passage. 3 good sized bedrooms all with built in robes and carpet. Traditional bathroom with bath, shower alcove & vanity, separate toilet and generous laundry. Ample storage space in the linen press in the passage. Very low maintenance front and rear yards, rear paved verandah for entertaining, set on approximately 790m² allotment. Rainwater storage of approx. 36,500 litres - Approx 35,000 litres plumbed to the home & approx 1,500 litres for the garden or washing the boat. Approx 11 x 4.2m shed with 3m clearance single roller door, concrete floor and power, ideal for the boat or vehicle/s. Optional Walk In Walk Out. Ideally located only minutes to the beach & short distance down Slow Street to the Jetty, boat ramp, Tavern & shop and to the popular Innes National Park. Marion Bay the ideal holiday, permanent or investment living. This property won't last long! Call today to arrange your private inspection.