

**57 Marshall Terrace, Brooklyn Park, SA 5032**



**House For Sale**

Wednesday, 1 May 2024

57 Marshall Terrace, Brooklyn Park, SA 5032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 640 m2**

**Type: House**



Mark Bowden

0408441126



Tom Royal

0433351550

## **Auction 25th May 11:30am**

Nestled on a generous 639m<sup>2</sup> allotment with an impressive 22.10m wide frontage, this tastefully updated home offers a perfect blend of modern comfort and timeless charm. This charming home presents an exceptional opportunity for a wide range of buyers, including families, investors, and astute developers. Its prime location, conveniently nestled between the city and the sea, provides easy access to urban amenities, coastal recreation, great schools and the airport. Developers will be delighted with this property's potential, as it comes with plans approved for two luxurious fully detached dwellings. This rare opportunity streamlines the development process, allowing you to capitalise on the prime location and generous land size without the delay of obtaining council approval. Plans available upon request. Future proof yourself! Featuring 3 generous bedrooms, two of which are equipped with built-in robes for convenient storage and organisation. The central bathroom has been beautifully updated and provides 2-way access to bedroom 3. The laundry has been tastefully updated and comes well equipped with ample storage a built in ironing board and the convenience of second toilet. The sun-filled living room creates a warm and inviting atmosphere, making it a perfect space for relaxation. This bright and airy room seamlessly flows into the formal dining room, providing an elegant setting for hosting dinner parties and special occasions. The updated kitchen is a standout feature of the home, offering ample storage with its thoughtfully designed cabinets and a central island that provides additional workspace and seating. Overlooking the casual meals area, the kitchen creates an open and welcoming space for everyday dining and family interactions. This area seamlessly flows out to the expansive all-weather entertaining area, perfect for hosting gatherings and enjoying outdoor meals regardless of the season. The landscaped rear yard provides ample room for outdoor activities, making it an ideal setting for families and those who appreciate a sense of space and privacy. The rear also contains a fully restored and rebuilt shed/garage with generous storage and workspace, with windows overlooking the backyard. Extras include reverse cycle air-conditioning, attic storage with ladder and lighting and solar energy system. Local attractions within proximity include the prestigious 'Kooyonga' Golf Course, the Torrens 'Linear Park', quality private and public schools, excellent shopping centres, classy restaurants and cafés, public transport, the airport (not under flight path) and much more! Perfect for now and even better for the future. RLA183205