

81 Marion Street, Unley, SA 5061

HARRIS

House For Sale

Wednesday, 3 July 2024

81 Marion Street, Unley, SA 5061

Bedrooms: 4

Bathrooms: 1

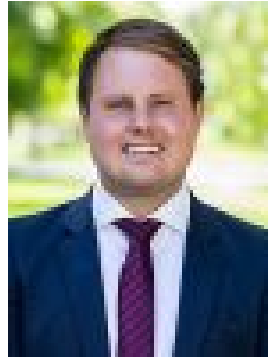
Parkings: 1

Area: 743 m2

Type: House



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Contact Agent

Best offers by Tuesday 16th July 12:00pm (USP) Whether it's the old-world detailing, the considerable allotment that radiates potential, or proximity to all that defines Unley, 81 Marion Street is compelling before you've even set foot in the door. Enviably north-facing, a classic villa frontage stands proud amongst the prestige streetscape, with vast veranda the ideal place for a dose of vitamin D while devouring the latest bestseller. Heritage detailing is elevated by fresh contemporary palette across the original footprint, intricate leadlighting constantly illuminated by those coveted northern rays. A grand entryway unites three bedrooms and generous lounge, each complete with a fireplace, delivering a framework you can grow into, rather than out of. Terrazzo lines a deco bathroom, peach and sky-blue tones layered across corner shower, bathtub, and pedestal sink. A mid-century extension expands the floorplan south, central dining room and galley-style kitchen connecting to create a home hub, while a dedicated study offers a permanent set-up for work-from-home days (and bonus scope for adaptation as a fourth bedroom). Showcasing the full scale of a generous 743m², lush lawns and established fruit trees wrap an extensive rear yard and highlight ample scope for the next era, be it a custom extension, swimming pool, epic outdoor entertaining suite, subdivision (STCC), or any other vision you can conjure. In a rockstar location, the best of Duthy Street and Unley Road are in walking distance, placing an abundance of lifestyle right at your doorstep. Get ready to finetune your new routine with morning coffee at A Mother's Milk, weekends spent enjoying local footy at Unley Oval or a stroll through the southern parklands, and dinner at Namaste or any of the world class eateries along Unley Road. Only a 7-minute drive to the CBD, with Adelaide's finest public and private schooling (did someone say zoning for Glenunga?) in a close radius for a streamlined commute and school run. Dream project, clever development (STCC), sturdy investment, or your new home exactly as-is - the past, present, and future all look bright, whatever you choose. More to love:

- Single carport
- Gas heater and window unit air conditioning to lounge
- Heritage features throughout – feature glass, polished floorboards, decorative mouldings, high ceilings, Victorian cornices, fireplaces
- Freshly repainted throughout
- Separate laundry and outhouse WC
- Built-in robes to main bedroom
- Rainwater tank

Specifications: CT / 5318/934 Council / Unley Zoning / EN Built / 1900 Land / 743m² (approx) Frontage / 15.24m Council Rates / \$2,864.05pa Emergency Services Levy / \$280.55pa SA Water / \$308.29pa Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Unley P.S, Gilles Street P.S, Goodwood P.S, Glenunga International H.S, Mitcham Girls H.S, Urrbrae Agricultural H.S

Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409