

9 Avalon Road, Marion, SA 5043



House For Sale

Wednesday, 19 June 2024

9 Avalon Road, Marion, SA 5043

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 700 m2

Type: House



Samuel Paton
0882928300



Adam Rice
0882928300

Auction (USP)

Welcome to 9 Avalon Road, a property that epitomises both potential and opportunity. Located in the General Neighbourhood Zone, this residence is situated on a generous allotment of approximately 700sqm (approx.), offering an impressive 17.7 metres (approx.) frontage. The expansive size of this block provides many possibilities for renovators, developers and investors alike (STCC). The home features three bedrooms, a family room, and a functional kitchen and dining area. Step outside to a substantial backyard space, complemented by a large verandah perfect for alfresco dining along with various sheds for storage and a rumpus room for additional living space. Strategically located, offering easy access to essential amenities including schools such as Westminster School and Sacred Heart College. Public transport is nearby with the Marion train station within walking distance, providing direct access into the CBD. Park Holme Shopping Centre is close by, or for more variety Westfield Marion is a short distance away. What we Love: • Prime location in the highly sought-after suburb of Marion • Generous allotment of approximately 700sqm (approx.) • Impressive frontage of 17.7 metres (approx.) • 4 spacious bedrooms, 1 with built in robe • Open plan dining & living room • Substantial backyard space with a large verandah • Various sheds, a chicken coop, and a rumpus room • Close to quality schools such as Westminster School, Sacred Heart College, and Immanuel College • Walking distance from Marion train station • Close proximity to Park Holme Shopping Centre and Westfield Marion • Single carport for secure parking

Specifications
Title: Torrens
Year built: 1960
Council rates: \$1,799.68 per annum
ESL: \$325.25 per annum
Land size: 700sqm (approx.)
Auction: Saturday, 6th of July 2024 at 2.30pm

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences. 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.