



Double The Opportunity!!



772 Marion Road, Marion

Sold for \$1,050,000 (Oct 03, 2024)

BEST & FINAL OFFER by Sunday 29th September at 5pm

Perfect for the extended family, investors or savvy home buyers, the three bedroom family home along with its attached two bedroom unit, promotes a clever way to enjoy the real estate market with the opportunity for multiple usage.

THE THREE BEDROOM HOME:

- The 1982 built home has been freshly painted and laced with modernisations for comfort and enjoyment
- Large L-shaped family lounge room with split system air conditioning.
- Ample storage kitchen with gas cooking, dishwasher and breakfast bar
- Spacious walk through dining area
- Bedroom one with built-in robe, ensuite and roller shutters
- Bedroom two with built-in robe and roller shutters

Property ID:	L28867024
Property Type:	House
Building / Floor Area:	190
Carports:	3
Open Parking:	2
Land Area:	598.0 sqm

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- Bedroom three with new carpet
- Good sized bathroom with shower over the bath, and skylight
- Hide-away laundry for convenience
- Large easy maintenance paved rear yard with garden shed
- Separate office/ study/ child's playroom or kids gaming room
- Raised private patio area for relaxing or entertaining
- Double carport with a high roof space
- Paved front driveway for guest parking/ trailer/ boat/ caravan

THE TWO BEDROOM UNIT:

Constructed in 2018, this private unit has everything needed to accommodate teenagers, grandparents, or rent it out for income.

- Freshly painted bedrooms, bathroom and kitchen
- Bedroom four with walk in robe
- Bathroom laundry combo
- Kitchen with gas cooking and dishwasher
- Open plan dining living room space with air conditioning
- Single carport and private walkway entrance
- Access to main paved rear yard or you could partition off the raised level paved deck

Each bedroom and living area has its own split system air conditioning with separate meters for usage, and both homes are run by the 4yr young solar power system and two gas hot water systems.

With plenty of access to public transport, specialty shops and shopping centres, Hamilton Secondary College, Sacred Heart College, Flinders University, Mitchell Park Sports Club, Sturt River park and Marion Hotel, this location is central to so many conveniences of living.

Council: City of Marion

Council Rates: \$1,807.33 per annum

SA Water: \$189.01 per quarter

ESL: \$152.80 per annum

Living Area: 205 sqm (approx)

Land Size: 588 sqm (approx)

Year Built: 1982-Main House, 2018-Attached Unit

Zoning: General Neighbourhood (GN)

Rental Appraisal : Main house \$610 p/w (approx), 2 bed unit \$470 p/w