

**13 Tilley Court, Marion, SA, 5043**



**House For Sale**

Sunday, 3 November 2024

13 Tilley Court, Marion, SA, 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Samuel Paton

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## Versatile Family Living in Prime Location!

This delightful home provides a perfect balance of comfort, functionality, and low-maintenance living, making it a versatile option for families, couples, or those who love to entertain. The property boasts three spacious bedrooms all with built in robes, plus a versatile rumpus room. This additional space can serve as a home office, gym, or fourth bedroom, catering to a variety of lifestyle needs. The open-plan living and dining area creates an inviting atmosphere at the heart of the home, seamlessly connecting to the kitchen.

The standout features of this property is the expansive outdoor entertaining area. The large enclosed deck, fitted with pull-down blinds, provides a comfortable all-weather space ideal for barbecues, alfresco dining, or unwinding in any season. The heated, tiled swimming pool adds a touch of luxury to the backyard, inviting you to unwind and enjoy long summer days without leaving the comfort of home. The well-kept, low-maintenance gardens allow you to enjoy the outdoors without the hassle of extensive upkeep.

Designed for comfort, the home includes three split-system air conditioners throughout, a gas heater in the lounge, and a 5 kW solar system with 22 panels, adding energy efficiency. The main bathroom features a double vanity, separate bathtub, and plenty of storage, while roller shutters on the front windows provide privacy and security. Other features we love include the three-car carport, a large shed for added storage, and a convenient laundry with external access.

Located just moments from local cafes, restaurants, parks, and reserves, Westfield Marion, quality schools including Westminster School, some of Adelaide's best beaches, the Oaklands Park Train Station, and public transport that leads straight into the heart of the Adelaide CBD. You are truly set in a lifestyle location and this is an opportunity you do not want to miss!

What we love:

- Three spacious bedrooms with built in robes
- Rumpus/4th bedroom
- Open-plan living and dining area connected to the kitchen
- Large heated swimming pool
- Large enclosed deck with pull-down blinds, perfect for year-round entertaining
- Main bathroom with double vanity, separate bathtub, and ample storage
- Roller shutters on front windows for added privacy and security
- Three split-system reverse-cycle air conditioners in the lounge, main bedroom, and rumpus room
- Gas heater in the lounge room
- 5 kW solar system with 22 panels for energy efficiency
- Low-maintenance gardens
- Three-car carport plus additional driveway space
- Large shed for extra storage
- Laundry with convenient external access
- Gas hot water system

Specifications

Title: Torrens

Year built: 1964

Land size: 600sqm (approx.)

Council rates: \$1,909.15 per annum

ESL: \$332.60 per annum

Water rates: \$78.60 per quarter

Sewer rates: \$116.63 per quarter

Rental Appraisal: \$630 per week (approx.)

Heating & Cooling: 3 split system reverse cycle air-conditioners. Lounge room, outside room and main bedroom. Gas

heater in lounge room.

Hot water: Gas

Auction: Saturday, 16th of November at 3:00pm

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 Level 12/760 Anzac Highway, Glenelg, 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.