

26 Marmion Avenue, Blair Athol, SA, 5084



House For Sale

Saturday, 23 November 2024

26 Marmion Avenue, Blair Athol, SA, 5084

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Spacious Family Home with Separate Dwelling at Rear!

Step into this 2016-built contemporary retreat, perfectly designed for first-time buyers, savvy investors, or upsizing families seeking style and comfort. Set on a generous 787sqm (approx.) allotment, this property offers a spacious layout and thoughtful features sure to impress.

Inside, abundant natural light highlights the open-plan kitchen, dining, and living areas, creating a warm and inviting space for everyday living and entertaining. The functional design includes four well-sized bedrooms, two bathrooms, and a formal lounge at the entrance ideal for relaxation or hosting guests.

Step outside to discover a private, expansive backyard perfect for enjoying a morning coffee or hosting weekend gatherings. The detached studio flat, complete with its own bathroom, offers versatility as a teenage retreat, guest accommodation, or additional family space. A large storage shed and a double garage add practicality and convenience for busy households.

Positioned in vibrant Blair Athol, this home is close to shops, schools, and dining options, with easy access to the Adelaide CBD. Whether you're looking for your first home, a family haven, or an excellent investment opportunity, this property ticks all the boxes.

Features that make this home special:

- Large master bedroom with walk-in robe, and ensuite with floor to ceiling tiles and double vanity
- Bedroom 2, 3 and 4 all with built-in robes
- Enormous separate lounge upon entry
- Spacious open plan kitchen, dining and living area
- Exquisite 3pac kitchen with stainless steel appliances including a 900mm gas cooktop, walk-in pantry, sweeping stone benchtops and breakfast bar
- Modern main bathroom with bath and shower and floor to ceiling tiling
- Separate toilet for convenience
- Laundry with direct access to rear yard
- Ducted reverse cycle air conditioning
- Extra-large double garage with roller door, store room, internal and roller door external access
- Neatly landscaped yard, low maintenance front and back garden
- Large, external studio flat with split system air conditioner its own bathroom and shower
- Large tool shed
- 5kw (approx.) solar system
- Rainwater tank
- Exclusive light fittings from overseas
- Electric sliding gates

Located only a short drive to multiple shopping precincts including Churchill Centre, Gepps Cross Homemaker Centre and Northpark Shopping Centre, to name a few. Positioned in such a central location, you can be in the city within 15 minutes (approximate), at the beach in 20 minutes (approximate) or in the Adelaide Hills in under 30 minutes (approximate). Do not miss this opportunity in such a sought-after location.

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business

days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

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