







723 Marion Road, Ascot Park

# Bring Your Vision:  Character Home with Endless Upside!

"UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE"

Welcome to 723 Marion Road, Ascot Park, a freestanding 1925 Torrens Title home offering authentic period character and solid structural bones on a practical 430sqm allotment. Rich with classic charm, this property provides a prime blank canvas for renovators, builders, or buyers eager to design a modern space tailored to their personal taste.

Key Features & Highlights:

- Flexible Living: 3 spacious bedrooms, 2 bathrooms, and multiple living areas to accommodate growing families or modern lifestyle needs.
- Parking & Access: Garage for two cars with dual drive-through roller doors, plus additional off-street parking for a third vehicle or trailer.
- Shopping: just minutes from Westfield Marion and Pasadena

3 2 2

**FOR SALE**
$830,000

**VIEW**
By Appointment

**AGENTS**
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

Shopping Centre, with Adelaide's beautiful beaches only a short drive away.

- Zoned for Ascot Park Primary School, approximately a 3-minute of walk distance and Hamilton Secondary College, approximately a 13-minute walk away.

- Transport: Public bus transport right on your doorstep for an effortless commute to the City or Glenelg.

Unlock the Potential

Whether you're looking to renovate and restore its original charm, modernise the interiors, or explore the possibilities of creating your ideal home, this is an opportunity to make your mark in a convenient and well-connected location.

$830,000

CT: Volume 5752 Folio 159
Council: City of Marion
Council Rates: $1,379.73 per annum (approx.)
Water Rates: $191.85 per quarter (approx.)
Land Size: 430 square metres (approx.)
Year Built: 1925 (approx.)

To make an offer, copy and paste the below link into your browser:
https://buy.realtair.com/properties/313244

RLA 275279

## MORE DETAILS

| | |
|---|---|
| Property ID | 61UVFDJ |
| Property Type | House |
| House Size | 248 m2 |
| Land Area | 430 m2 |
| Including | Ensuite |











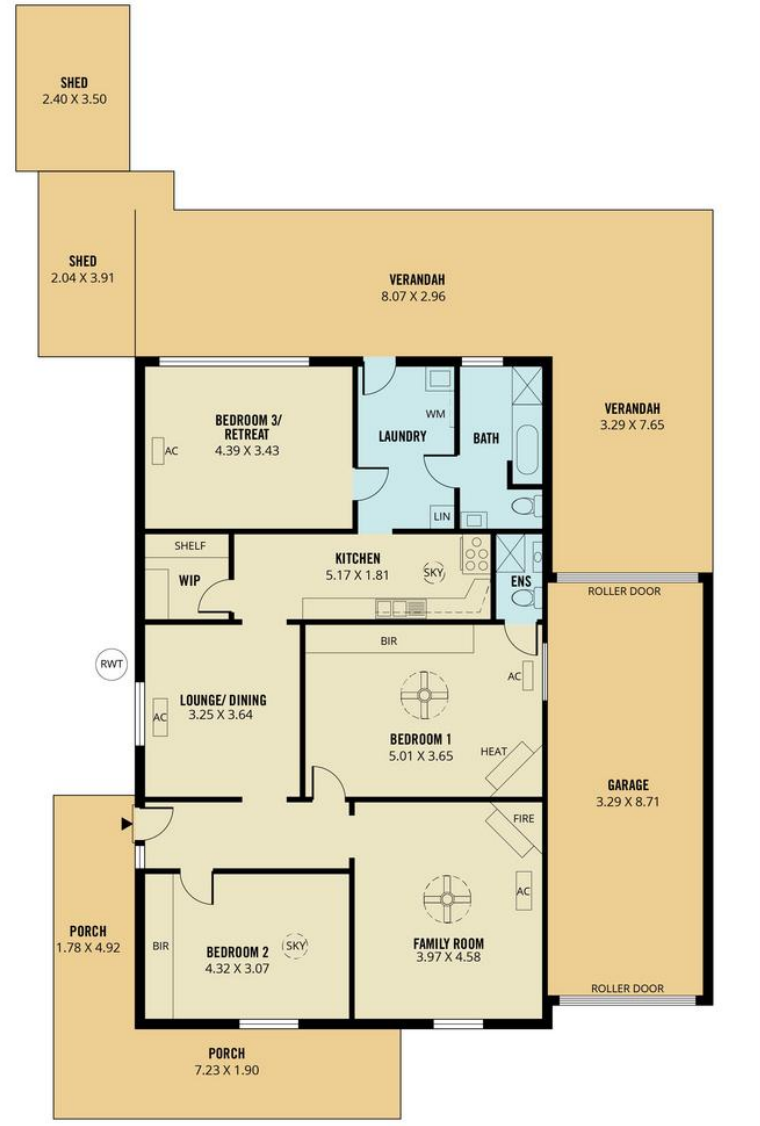





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| 248m² | 124m² | 17m² | 32m² | 22m² | 53m² |
|---|---|---|---|---|---|
| TOTAL | Living | Shed | Garage | Porch | Verandah |

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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