



4 Marshall Street, Felixstow

4 3 16

Make Your Mark on Marshall - Power House Full of Surprises

Auction Location: On site

This 1930's sandstone fronted bungalow is a very discreet power house.

A major holding extending over 1200 sqm of prime land with 42.37 metre frontage on Marshall Street, it will attract attention from a broad range of buyers. The freedom to have a large character family home with many original elements retained, neat as a pin and a handsome example of the craftsmanship from 95 years ago. This home has stood the test of time and is now packed full of surprises.

The columned, terrazzo floored verandah opens to a wide entry, welcoming you to the light filled north facing lounge, flowing onto the family area, off the kitchen. All rooms have great dimensions and an open planned lifestyle awaits. The timber kitchen with walk-in pantry, sets the stage for family and friends to gather and be part of the communal cooking process and the warm vibe this home has to offer. Sit at the bench or table and enjoy participating. Designed around a central, granite topped island bench, there's a 900 wide ceramic cooktop with Miele dishwasher, puratap, plus a walk-in butlers pantry.

FOR SALE

Sold by Gabrielle Overton LJH Kensington|Unley

AGENTS

Gabrielle Overton
0416 080 525
goverton@ljhkensingtonunley.com.au

AGENCY

LJ Hooker Kensington | Unley
(08) 8431 6088

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Currently utilised as an oversized master suite featuring walk-through robe, an en-suite and up to three additional bedrooms, the rear bedroom | office area has separate bathroom facilities with shower | laundry accessible from the rear. Potential for private access for work from home office. The brilliant jarrah hardwood floors are rich and a great feature along with the elevated 3.3 metres ornate ceilings retained. There's a main bathroom with separate toilet, full bath, shower and bidet.

Well maintained over its lifetime, it was the hub of activity for a thriving market gardening family and while the property has reduced in size over the years, the huge external sheds, where produce and vehicles were processed and stored with family and friends working to get goods ready for market, all still exist! This is a car enthusiasts, collectors or tradesman's dream property with remote access garaging for 6 cars with 4 additional covered parks and up to another 6 onsite places. The shed height, over 3 metres may allow for multi lift hoists to be installed - it's HUGE.

Solar power is bulked up so you benefit from 27kW of panels and a Sungrow SH25T inverter (battery not included). During daylight hours, it would be near impossible to use this much power unless charging a car. Ideal for a family with high power needs and an EV. The house has been upgraded to 3-phase power with under driveway conduit for future installation of additional panels on the main roof. Conduit is also laid for provision of 240v to both gates for future use. Down lights to office, kitchen, dining, lounge and bedrooms are LIFX smart lights with Wi-Fi connectability, StarLink Standard v3 satellite internet is provided to bedroom 4 | office, be assured the IT capacity enables fast speed access and advanced performance. This is HOT, Reclaim Energy produced by a state of the art CO2 heat pump hot water system is a leading technology using ozone friendly CO2 to absorb heat, converting via compressor into high temp gas, a condenser heats the water, storing for on demand usage, 80% cheaper than a traditional system. Create your own affordable sustainable hot water. There's security too and you could almost live off grid.

Stroll to Lower North East Road, Payneham and Glynburn Road intersection. You're 6km from the Adelaide CBD, walk to Klemzig Interchange. It is so close to all the best on offer and has potential to be redeveloped (STCC) dream your " Forever Home", design it and make it happen, create a new street facade, grand and mildly ostentatious - the way it was originally. A hub of development in this urban renewal zone - you could plunge into a unique bespoke development as buyers are hungry for quality and land this size is a rare find, amazing how quiet it is. Start something very BIG! with street frontage of over 40 metres. It's up to you (STCC).

Shopping, dining, schooling and business , it's all within reach. Felixstow and Marden shopping centres, The Parade, Magill and Kensington Roads to indulge your retail fix and entertainment hit or there's Burnside Village, you're en route to the Mecca of Adelaide shopping. 400 metres to idyllic Geoff Heath, Par 3 Lochiel Park for golfing, ARC Campbelltown, a super centre for leisure with Payneham Aquatic Centre, all on the doorstep.

Zoned for East Marden Primary and Charles Campbell College, you're minutes drive or bus from colleges along Portrush Road, Loreto, Mary MacKillop, St Ignatius and Seymour with St Peters College and St Andrews close by. Whatever you want, a quick, quiet ride on the O-Bahn bus system to your city office or relaxing on family friendly Langman Reserve or a leisurely trek through nearby conservation parks or along the Linear Park trail. A high tech, super solar, IT surprise with 16 plus car capacity and no limit to your creativity, you can decide and won't need to compromise. Not magic, just Marshall.

AUCTION: Friday 19th September at 11:00am, on site [USP]

(\$1,650,000).

CT: Volume 5292 Folio 774

Council: City of Norwood Payneham & St Peters

Council Rates: \$2,937.43 per annum (approx.)

Water Rates: \$310.93 per quarter (approx.)

Land Size: 1204 square metres | frontage 42.37 metres (approx.)

Year Built: 1930 (approx.)

To make an offer, copy and paste the Offer Form link into your browser:

<https://prop.ps//nJewZFu97FNt>

MORE DETAILS

Property ID	61F8FDJ
Property Type	House
House Size	516 m2
Land Area	1204 m2
Including	Ensuite Air Conditioning Alarm Fire Place Courtyard Dishwasher Floorboards Workshop Secure Parking Fully Fenced Remote Garage Solar Panels

Gabrielle Overton 0416 080 525

Sales Consultant | goverton@ljhkensingtonunley.com.au

LJ Hooker Kensington | Unley (08) 8431 6088

295 Kensington Road, KENSINGTON PARK SA 5068

kensingtonunley.ljhooker.com.au |

reception@ljhkensingtonunley.com.au





516m ²	197m ²	74m ²	150m ²	99m ²
TOTAL	Living	Verandah	Garage/Store	Pergola

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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