



116 Marian Road, Glynde

A Classic Home with Exciting Future Possibilities

Positioned behind a private brick fence and set on a substantial 808sqm allotment with an impressive 17.67m frontage, 116 Marian Road presents an exciting opportunity for families, investors, renovators and developers alike.

Built in 1955 and retaining plenty of its original character, the home offers comfortable accommodation today while providing enormous scope to renovate, extend or explore future redevelopment potential, subject to the necessary consents.

As you step inside, you're welcomed by a generous lounge room filled with natural light, creating a warm and inviting first impression. The functional kitchen provides plenty of room for everyday living, while three well proportioned bedrooms are serviced by the centrally located main bathroom.

Outside is where the opportunity really opens up. The north facing rear yard enjoys an abundance of natural sunlight throughout the day, providing an ideal setting for outdoor entertaining, future extensions or landscaping. Drive through access leads directly into the expansive backyard, where you'll also find a substantial 4.8m x 9.8m shed,

3 1 2

FOR SALE

\$1,290,000 - \$1,350,000

VIEW

Sun 4th Oct @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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

LJ Hooker

complete with its own cellar, offering fantastic storage, workshop space or additional versatility.

What you'll love:

- 808sqm
- 17.67m frontage
- Built in 1955
- Presented in well kept original condition
- Ducted evaporative air conditioning
- Gas heater
- North facing rear
- Drive through access
- Good size garage
- Exciting renovation, extension or redevelopment potential (STPC)

The location only adds to the appeal. Positioned in the heart of Glynde, you're within walking distance of the popular eateries and specialty businesses along Glynburn Road, while Firle Plaza makes everyday shopping incredibly convenient. Public transport is also only moments away, providing easy access into the Adelaide CBD and surrounding suburbs.

Whether you're looking for a home to renovate and make your own, a long term investment or a sizeable allotment with future potential, 116 Marian Road is an opportunity not to be missed.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

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Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	WTQFDG
Property Type	House
Land Area	808 m2
Including	Air Conditioning
	Toilets (1)

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116 MARIAN ROAD, GLYNDE



INTERNAL - 114.6 SQM
EXTERNAL - 108.5 SQM
TOTAL - 223.1 SQM

PRODUCED BY **clique.**