



52 Lower Portrush Road, Marden

Solid Family Home with Exciting Future Potential

Positioned on a generous 695sqm (approx.) allotment with a 21.08m (approx.) frontage, this solid 1964 double brick home offers comfortable accommodation today together with outstanding scope to update, renovate or redevelop (subject to the necessary consents).

Neatly maintained over the years, the home retains much of its original character and presents an excellent opportunity for those looking to add their own style and value in a highly sought after location.

The flexible floorplan comprises four bedrooms, all with ceiling fans, (two with built-in robes) a formal lounge with gas heater, separate dining room, study and a timber eat-in kitchen complete with gas stove and dishwasher.

Additional features include ducted reverse cycle airconditioning, polished timber floors, automatic roller shutters, a security system and a two car carport.

Outside is a covered verandah with ceiling fans, outdoor wc, garage and detached studio with kitchen and cellar, providing plenty of space

4 1 3

FOR SALE

\$1,100,000 - \$1,210,000

VIEW

Sun 27th Sep @ 12:00PM - 12:30PM

AGENTS

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AGENCY

LJ Hooker St Peters

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

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for hobbies, entertaining or additional storage. The property also includes a water bore and two rainwater tanks (each 2,500L capacity).

Whether you're searching for a family home to modernise, an investment with future upside or a valuable landholding with redevelopment potential (subject to the necessary approvals), this is a property offering exceptional possibilities.

Location is another outstanding feature. Enjoy an easy walk to the Linear Park walking and cycling trails, Marden Shopping Centre and public transport, while Walkerville Shopping Centre and The Parade at Norwood are only minutes away. Adelaide's CBD is approximately a 15 minute drive.

Families will appreciate the sought after school zoning for Marryatville High School, Vale Park Primary School and East Adelaide School, with leading private colleges including Wilderness School, St Andrew's School, St Peter's College and Prince Alfred College all within easy reach.

Offering comfortable living today and exciting potential for tomorrow, this is an opportunity to secure a substantial allotment in one of Adelaide's most convenient and tightly held eastern suburbs.

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.

- * 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2EK5FDZ
Property Type	House
Land Area	695 m2
Including	Toilets (2)

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Living: 136m²
 Carport: 39m²
 Verandahs: 78m²
 Garage: 38m²
 Studio: 28m²
 Sheds: 16m²
Total: 335m²
 Measurements are approximate



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Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.