



330A Marion Road, Netley

Spacious & Versatile Living in an Exceptional City to Coast Setting

Best Offers By Tuesday 10th February @ 3pm

Ideally located in the highly sought-after suburb of Netley, this spacious three-bedroom residence delivers exceptional convenience and a versatile floorplan on a generous allotment, making it an excellent choice for families, professionals, and investors alike.

Positioned on an expansive 485 sqm* allotment and enhanced by solar panels, ducted reverse cycle air conditioning featuring wireless controls with 6 zones, front window roller shutters, the home ensures year-round comfort and efficiency.

Multiple living areas include a welcoming lounge, formal dining room, and a spacious family and meals area, providing excellent versatility for everyday living and entertaining. The central living room opens to a private courtyard, creating the perfect space to relax or enjoy a quiet morning coffee.

The well-maintained kitchen features ample bench and storage space, a walk-in pantry, Electrolux appliances including a gas cooktop, a breakfast bar plus space for a double sized fridge, all

3 2 4

FOR SALE

Under Contract

VIEW

By Appointment

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seamlessly connected to the surrounding living areas.

Accommodation includes three generous bedrooms with ceiling fans. The master bedroom is positioned at the front of the home and features a bay window, walk-in robe and an ensuite with excellent storage. Bedrooms two and three include built-in wardrobes and are serviced by a central bathroom with a bathtub and separate WC.

Outdoors, enjoy a tidy, fully enclosed front yard with artificial lawn, a rear verandah ideal for entertaining, and a low-maintenance backyard with a powered garden shed. A drive-through garage with automatic roller door and extensive driveway parking accommodates up to four vehicles.

Perfectly positioned between the Adelaide CBD and renowned beaches including Glenelg beach, with effortless access to public transport, shopping precincts, schools, Adelaide Airport and major employment hubs. Whether commuting, enjoying a day by the coast or simply embracing the convenience of nearby amenities, everything you need is just minutes away.

Key Features:

- Flexible floorplan with multiple living areas
- Functional kitchen with walk-in pantry and gas cooktop
- Master bedroom boasts an ensuite and walk-in robe
- Bedrooms two and three include built-in wardrobes
- Ceiling fans fitted to all bedrooms, living and family rooms
- Central bathroom with bath and separate WC
- Enclosed front yard, private courtyard and rear verandah
- Low-maintenance gardens
- Drive-through garage plus off-street parking for up to four vehicles
- 18 Premium LG MonoX solar panels 6.6 kwh system with 3 phase fronius inverter
- Ducted reverse cycle air conditioning featuring wireless controls with 6 zones
- Electric roller shutter on the front bedroom windows
- Garden shed with power
- Prime location between city and sea

Specifications

Title: Torrens Title

Year built: c1989

Land size: 485 sqm (approx)

Council: City of West Torrens

Council rates: \$1,643.25pa (approx)

ESL: \$164.55pa (approx)

SA Water & Sewer supply: \$207.68pq (approx)

- Approx.

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.

RLA 242629

MORE DETAILS

Property ID	Y63HDM
Property Type	House
Land Area	485 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

