

13 Marion Road, Torrensville

Grand Villa with Rare Dual Driveway on the City's Doorstep

Positioned in the heart of the ever-popular inner west, this charming 1920 Villa presents a rare opportunity to secure a solid character home on a generous allotment, offering immediate comfort and scope to transform into your dream residence.

Behind its modest facade lies a surprisingly spacious interior, rich in original detail and enhanced by practical updates over time. Ideal for homeowners, investors, renovators, this property is packed with features and future potential.

Step inside and you're welcomed by impressive high ceilings, elegant ornate cornices, and thick timber skirtings, all hallmarks of its classic era. The wide central hallway leads you through to three oversized bedrooms, each boasting fantastic natural light and generous proportions, ideal for families, housemates, or a work-from-home lifestyle.

The layout flows through to a spacious lounge room at the heart of the home, creating a warm and welcoming space to relax or entertain. Adjacent, the expansive kitchen and meals area combines original cabinetry with modern appliances and ample room for casual family

3 1 3

FOR SALE
\$890,000

AGENTS

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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.

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dining.

To the rear, you'll find a large laundry and separate bathroom. Offering practical everyday convenience and scope for modernisation. Step outside and be truly impressed by what awaits: a sprawling verandah, expansive tiled undercover entertaining area, roller-door garage, and workshop. Perfect for hobbyists, tradespeople, or additional storage.

This location provides unparalleled convenience, just minutes away from the charming cafes, restaurants, and boutique shops on Henley Beach Road.

Commuting to the CBD is simple with a bus stop within walking distance. You'll also find fantastic shopping options close by, including Brickwork Marketplace and Harbour Town. On weekends, you can relax in one of the area's many parks and playgrounds, or make your way to Henley Square, where you'll find a variety of coffee shops and restaurants. Zoned to Underdale High School, plus many other great Primary and Secondary schooling options nearby.

Key Features

- Three double sized bedrooms
- Central hallway, and soaring ceilings throughout
- Spacious formal lounge
- large kitchen/meals area ample cupboard and bench space
- Garage, workshop, and carport with secure roller-door access
- Massive undercover outdoor entertaining area
- Secure dual driveways
- A variety of fruit trees
- Zoned for Underdale High School and close to a selection of top private schools
- Located just minutes from the CBD, Henley Beach, Adelaide Airport, and shopping precincts

Specifications

Title: Torrens Title

Year built: c1920

Land size: 707sqm (approx)

Council: City of West Torrens

Council rates: \$1,585.25pa (approx)

ESL: \$160.50pa (approx)

SA Water & Sewer supply: \$203.25pq (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 XQSHDM
Property Type House
Land Area 707 m2
Including Air Conditioning
Carpeted
Close to Schools
Close to Shops
Heating

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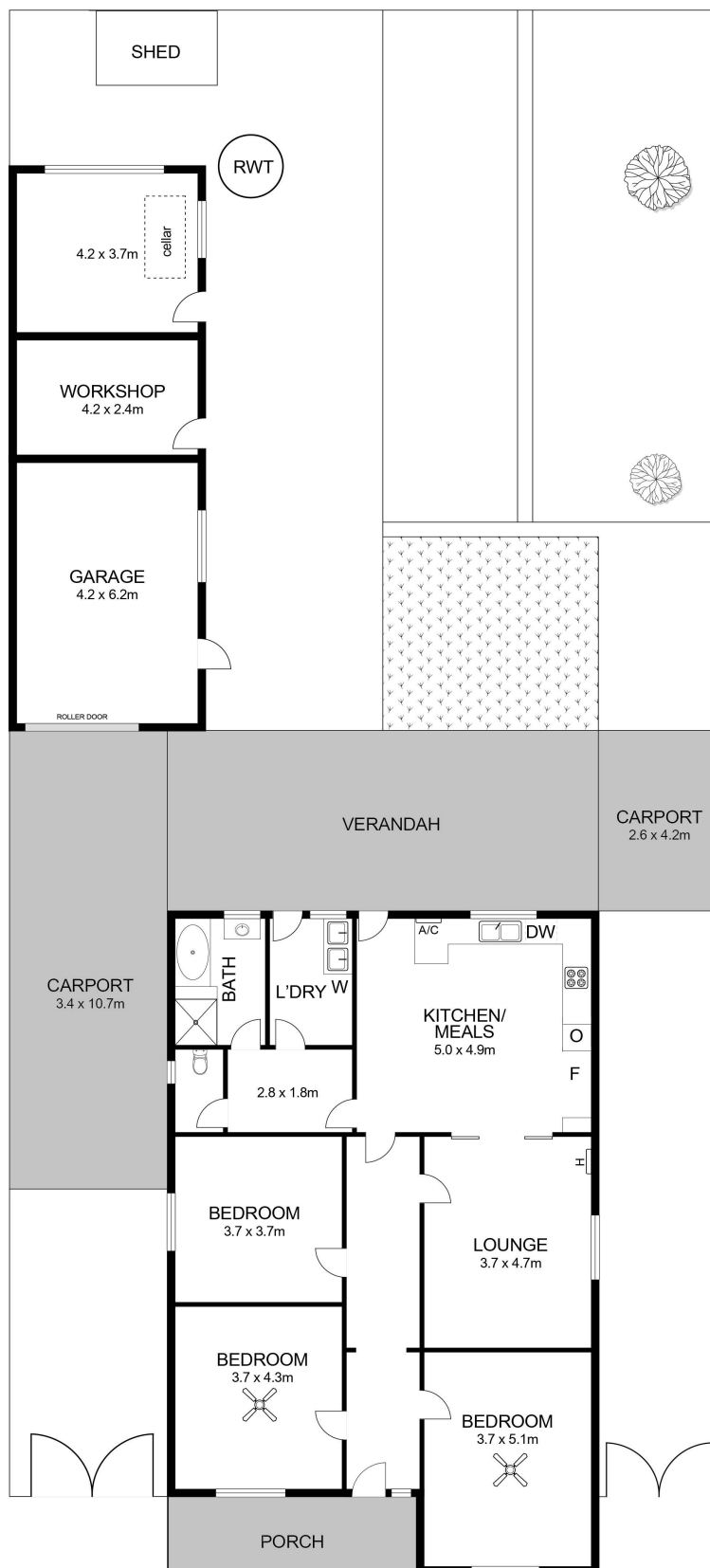
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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography