



174 Marion Road, West Richmond

Potential Plus on Convenient Corner Allotment




Auction Sunday 12th October @ 1:45pm

Set on a highly sought-after corner allotment, this home presents an array of opportunities for buyers. Settle in and enjoy the lifestyle, secure it as an investment, or redevelop (STPC).

At the front of the home, a spacious lounge welcomes you with expansive windows that bathe the room in natural light. The adjoining eat-in kitchen provides excellent bench and storage space, complete with a gas cooktop.

Two of the three bedrooms, along with the central bathroom, are located at the front of the home, while the generous third bedroom sits toward the rear, alongside a laundry offering abundant storage, and the separate WC.

The corner position provides valuable side-street access to a secure carport. Outdoor living is well catered for with a semi-enclosed entertaining area, a shaded courtyard, and additional secure storage with an enclosed side area.

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FOR SALE
\$695,000

AGENTS

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AGENCY

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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.

 **LJ Hooker**

Perfect for families, the property is fully fenced for children and pets, with gardens featuring established lawn and fruit trees.

West Richmond offers the best of both convenience and community. The CBD is just 15 minutes away, with easy public transport links along Marion Road. Local cafés such as Karma and Crow or Loveon Xpress are just a short walk for your morning coffee. Outdoor enthusiasts will love Britton Street Reserve, complete with basketball and tennis courts and a playground for the kids. Families are also well supported, with zoning for Plympton International College and proximity to Cowandilla and Richmond Primary Schools.

Key Features

- Valuable corner allotment
- Sunlit lounge room at the front of the home
- Eat in kitchen with ample bench and storage space, and a gas cooktop
- Two bedrooms positioned at the front of the home, one with built-in wardrobes
- Central bathroom, separate WC at the rear of the home
- Third bedroom located towards the rear of the home
- Laundry with ample storage
- Shaded courtyard, semi-enclosed entertaining spaces, covered storage along the side of the home
- Secure carport accessible from the side street
- Established fruit trees and a spacious lawn area, ideal for children and pets.

Specifications

Title: Torrens Title
Year built: c1950
Land size: 412sqm (approx)
Council: City of West Torrens
Council rates: \$1,240.40pa (approx)
ESL: \$87.90pa (approx)
SA Water & Sewer supply: \$176.30pq (approx)

(STPC) Subject To Planning Consent

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 XXPHDM
Property Type House
Land Area 412 m2
Including Close to Schools
 Close to Shops
 Close to Transport

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