







194b Marion Road, West Richmond

A Hidden Gem with Low Maintenance Living and Prime Location

Auction Location: On SIte

If you are looking for private, low maintenance living, this well presented home offers a comfortable lifestyle with a practical layout and light filled interiors throughout. Designed for easy everyday living, it features modern finishes and open plan spaces. With a beautiful deck undercover and a fully enclosed yard this home is ideal for entertaining. Thoughtfully appointed and privately positioned away from the main road, the home offers flexible living options and modern comforts, appealing to a wide range of buyers seeking functionality and convenience.

Property Features:
- Well-appointed kitchen featuring electric cooktop, oven, dishwasher, breakfast bar and built in pantry
- Spacious laundry with ample bench space, linen cupboard, and external access
- 2.7m high ceilings
- Covered deck area perfect for outdoor entertaining

4 2 3

FOR SALE
Auction

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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

- Low-maintenance and spacious fully enclosed yard ideal for easy outdoor living
- Lock up carport with additional off-street parking
- Three well sized bedrooms, all fitted with ceiling fans
- Main bedroom complete with a walk in wardrobe and private ensuite
- Bedrooms two and three fitted with built in wardrobes
- Versatile fourth bedroom or second living area with built in wardrobe
- Reverse cycle split system air conditioning to all bedrooms and the dining area
- Central main bathroom with separate shower and bath
- Open plan living and dining area
- 6.5kW solar system with 21 panels and a 13kW battery
- Intercom system and 4 Security Cameras

Positioned in the heart of West Richmond, this location offers a well-connected lifestyle with everyday conveniences close at hand. Enjoy shopping and cafes at Hilton, Kurralta Park, and the nearby Brickworks Marketplace, all just a short distance away. Zoned for Richmond Primary School and Underdale High School, the area is an appealing choice for families. Richmond Oval and the River Torrens Linear Park are just moments away, while frequent public transport along Marion Road and Richmond Road provides easy access to the Adelaide CBD and the coast. Combining convenience, community, and lifestyle, West Richmond remains a highly sought-after place to call home.

For further information please contact Rosemary Auricchio on 0418 656 386

Disclaimer:
Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

Please note some images have been digitally enhanced or virtually staged for illustration.

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MORE DETAILS

Property ID	506KFE8
Property Type	House
Including	Ensuite
	Air Conditioning
	Alarm
	Courtyard
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels
	Liveability











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