

56 Barnes Ave, Marlestone, SA 5033

Sold - \$1,210,000

House 3 1 1



One Owner 1950's Solid Brick Beauty With Potential Plus!!!

Auction Saturday 11th Oct at 11:30am On Site

This never been sold before solid brick 1950's home is just waiting for you to enhance and enjoy and features:

- Lofty ceilings throughout
- Entrance into the separate lounge room with wall air conditioner, plus glass sliding doors leading to the hallway
- The master bedroom is spacious in size and has floor to ceiling built in robes and a built in dressing table
- Bedroom two is also of a generous size and has a ceiling fan plus built in robes
- Option of a third bedroom or this could be used as a formal dining room
- Large combined kitchen/meals area with a huge amount of bench space, excellent storage with both the underbench and overhead cupboards, pantry, plus the stainless steel sink with Puratap.
- The bathroom features a relaxing deep bath, shower, and vanity, plus there is a separate toilet, and separate laundry area
- Light and bright sun-room which could be used as a combined study/2nd living area
- Large rear yard
- Carport plus an extra large single garage, plus another storage shed too
- North facing solar panels
- Generous land size of 735m2 with a 16.46m frontage & 44.65m depth
- Sought after location with easy access to the City, airport, and the beach
- An ideal opportunity for you to paint, polish, and prosper!

Must Be Sold To Finalise An Estate - Don't Miss It!!

Outgoings:

Council: \$1,701.25

SA Water: \$212.10pq

ESL: \$168.60pa

The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Kurralt Park, 7/41 Mortimer Street, Kurralt Park, for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at

Listed By

John Cullen

Phone: (08) 8297 0008

Mobile: 0411 607 888

