

8/22-24 MARDEN ROAD, MARDEN, SA, 5070



**SOLD**

## SPACIOUS HOMETTE IN EXCELLENT LOCATION

This low maintenance homette is securely situated at the rear of this small group and comprises;  
3 bedrooms, main with built ins  
Formal lounge room with bright North facing bay window  
Large kitchen overlooking open plan family room  
Spacious bathroom with separate W.C  
Plenty of built in storage  
Ducted cooling  
Split system A/C  
Garage under the main roof with auto roller door  
Designated park for 2nd car  
Excellent location within walking distance to Marden shopping centre, senior college, sports complex, schools, public transport and the picturesque Linear Park

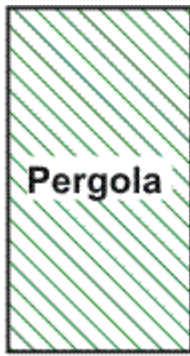
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$425,000

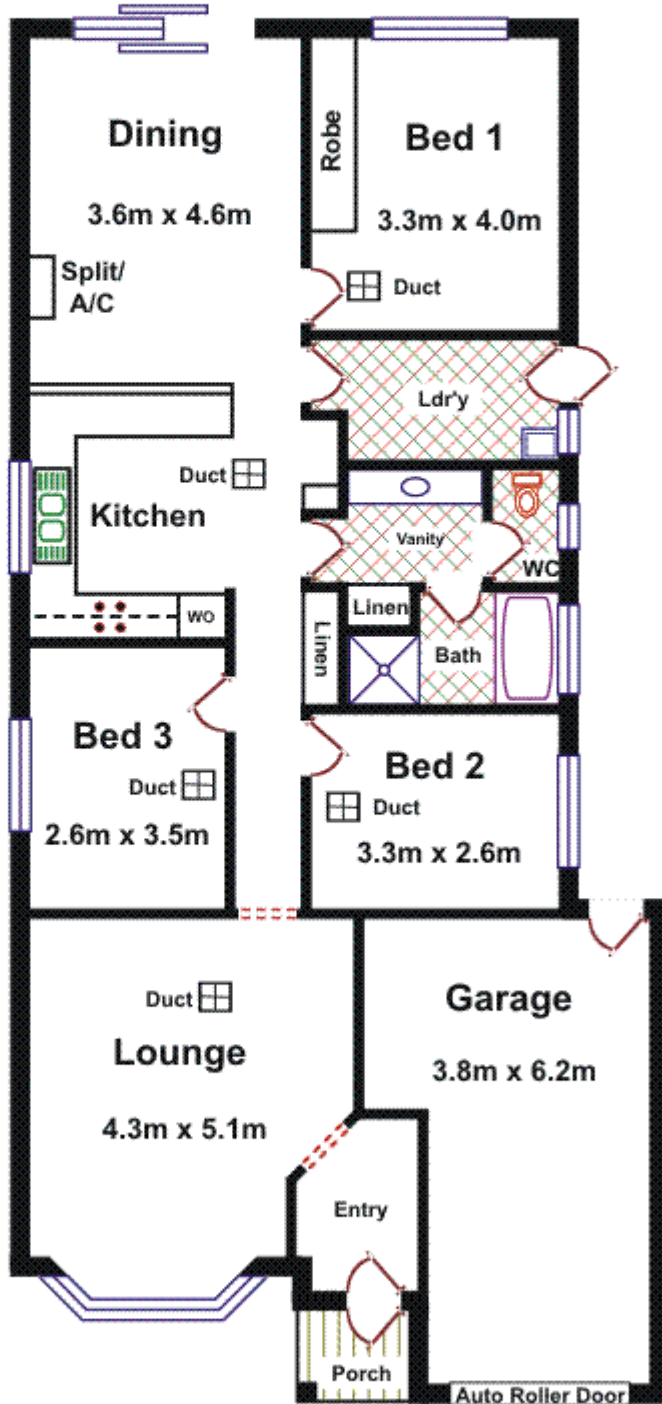
**OPEN FOR INSPECTION:**  
N/A



**Andrew Giles**  
**0414696936**  
gilesproperty@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)  
RLA: 269823



Area	M <sup>2</sup>
Living	111.36
Garage	23.03
Porch	1.87
<b>Total Approx</b>	<b>136.26</b>



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.