

3/45 BROAD STREET, MARDEN, SA, 5070



SOLD

CHARACTER UNIT IN A PRIME LOCATION ! SOLD !!

A lovely funky unit with modern features is proudly presented for those whom are seeking to live in a most desirable location being close to the city, yet in a quality suburb in a quiet tree lined street, closely located to shops, transport, sports facilities, the River reserve and beautiful Linear park trail.

This very affordable unit has all the needs of a first home buyer, downsizer / retiree or an investor. It features large areas for outdoor and inside living with comfortable room sizes, modern fitout along with security features of the community strata estate.

Upon entry, you are greeted by a fully paved and spacious private courtyard patio, which also has a water feature. Ideally set up for you to relax, entertain family & friends or potter with the garden with ample space to add pot plants, outdoor furniture & a BBQ. Full porch across the unit front provides weather protection.

Inside you will be impressed by the rich coloured timber floors and spacious living area with climate comfort from the split system RC air conditioner. The large lounge and dining area is filled with a balance of natural light and has character windows that adds a real charm. Walk through the galley style kitchen with stainless steel cooking appliances with ample cupboard space. The bedroom is quite spacious, maybe add a dresser or desk too. Also included is a large fully built in robe.

The bathroom has been fully tiled & modernised with appealing fresh colours and fashionable accessories. The laundry includes a built in cupboard and has the access to the secured rear car park.

One carport car park is allocated and take comfort in the security of the complex with high fencing, fully secured remote controlled gate and intercom system for screening visitors.

All this - at this price – with these features - in this location - this is hard to go past and will suit a number of buyers, so don't wait to view as it is very appealing and hard to beat !

Features to admire –

Private fully fenced and fully paved front courtyard / patio

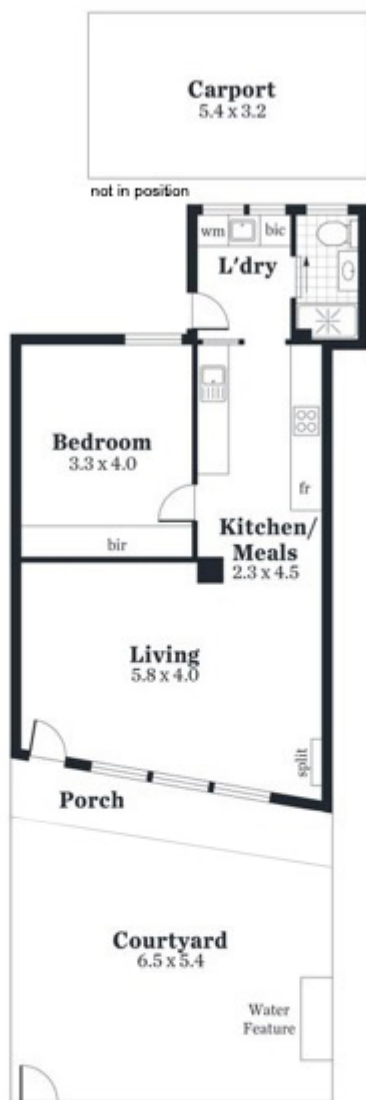
1 BED | 1 BATH | 1 CAR

PRICE:
\$350,000

OPEN FOR INSPECTION:
N/A



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Living	63.2 m ²
Courtyard	35.1 m ²
Carport	17.3 m ²
Porch	3.4 m ²

TOTAL 119.0 m²

Disclaimer - This plan is for illustration purposes only.
 The dimensions indicative only and should not be relied upon.
 No responsibility is accepted for errors, omissions or mistatement.
 Buyers advised to do their own reviews & checks prior to purchasing.

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.