

**2/1 Marshall St, Felixstow, SA 5070****Leased - \$430**Unit 2  1 

## Open Viewing Tuesday 16th 11:30am til 11:45am

This great unit in a small block of three is ready to move into with large open-plan living. It includes a low maintenance rear courtyard that will surely provide a sunny spot to enjoy the morning sun and a large garden bed to cultivate. Let's put your green thumb to a test!

### Features to love:

- freshly painted
- new flooring
- 2 good-sized bedrooms with mirrored built-in robes, main bedroom with ceiling fan and shutter blind
- large open-plan living combined dining area with gas heating, evaporative cooling, and shutter blind
- cozy and workable kitchen with dish drawer dishwasher, gas cooking, pantry, filter tap and tiled floors overlooking the rear courtyard.
- updated bathroom with separate toilet
- separate laundry with ample cupboard space
- split system
- automatic garage with direct entry to the unit

Close to transport, schools and shopping centre and only 8km's to the CBD.

For more information, please contact Brandy Henkes on 0401 788 408.

### 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 purchasers 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

### Open for Inspection

By Appointment.

### Listed By

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