


**4/650 Marion Rd, Park Holme, SA 5043**

**Sold - 31/07/2023**

Unit 2  1  1 



**Sold By Albee Liang**

Located between the CBD and Marion Shopping Centre, this furnished 2 bedroom home is located in a small group of 5 units. This property provides comfortable lodging featuring two double bedrooms, each with built-in wardrobes. It also includes a well-equipped kitchen, a spacious lounge room, and a generously sized bathroom. Additionally, there is a carport and an enclosed rear garden with a tool shed. This well-maintained unit presents an appealing opportunity for a convenient and low-maintenance lifestyle, conveniently close to public transportation. It is ideally situated in a fantastic location, just a 15-minute drive to the beach, 10 minutes to the city, and in proximity to public transportation.

**Open for Inspection**  
By Appointment.

This affordable unit offers effortless living and presents an excellent opportunity for renovators, first-time home buyers, and astute investors alike.

**Additional features include:**

- Low maintenance private rear courtyard with a handy tool shed
- Split system air conditioning for year-round comfort
- Good size bathroom with space for the washing machine
- Single carport for secure off-street parking
- Currently rented at \$350 per week to high quality tenant until 14/02/2024
- Close to the public transport to either Brighton or the CBD
- Great quality schools close by
- Nearby to all necessary amenities such as Castle Plaza & Marion Shopping Centres and local beaches

**Specifications:**

CT | 5007/742  
Council | City of Marion  
Year Built | 1960  
Council Rates | \$1,172.26 pa approx  
SA Water | \$153.70 pq approx  
Strata Rate | \$420 pq (includes Sinking Fund)

This home provides an exceptional opportunity to expand your investment portfolio or step into the property market. Situated in a vibrant cosmopolitan location, it

**Listed By**

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