

**1/24 Kent St, Marden, SA 5070**

**Leased - \$480**

Unit 2  1 



**Superb Location**

Located in a sought after near city suburb. You are spoilt for choice with excellent local shopping at your doorstep and The Parade and numerous other shopping options a short drive away.

Features include:

- ? Private gated entry
- ? Light filled open plan living and kitchen
- ? Kitchen with breakfast bar, ample cupboard and benchtop space and gas all in one oven and cooktop
- ? Good sized bedrooms, both with built in robes and duet blinds
- ? Bathroom with shower, toilet and vanity
- ? Laundry provisions in the bathroom
- ? Ceiling fans in lounge and both bedrooms
- ? Split system air conditioning in lounge and main bedroom
- ? Gas heater in lounge
- ? Off street driveway parking behind gates
- ? Front and rear courtyards

Outstanding location, close to all amenities. The upgraded Marden Shopping Centre can be accessed at the end of the street and you can also walk down to the fresh food delights of the Marden Markets on a Saturday morning. Linear Park with its beautiful river trails is close at hand, providing 30km of blissful nature. Commuting to the Adelaide CBD is as easy as walking to the O-Bahn Busway at Klemzig Interchange, fast-tracking you to the city in minutes.

Pets: Sorry, no pets  
Water charges: Water supply and usage charges apply  
Furniture: Unfurnished  
Exclude: Garden Shed

\*\*\* TO BOOK AN INSPECTION TIME PLEASE CLICK ON "BOOK AN INSPECTION TIME" TO SUBMIT AND SECURE YOUR BOOKING TO ATTEND ANY OF THE LISTED SCHEDULED OPEN INSPECTION. By registering, you will be INSTANTLY informed of any updates, changes or cancellations.

**Listed By**  
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**Open for Inspection**  
By Appointment.

