

10/69 Marian Road, Payneham South, SA 5070



Sold Unit

Thursday, 10 August 2023

10/69 Marian Road, Payneham South, SA 5070

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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0883628008

\$505,000

This immaculate unit is sure to impress, with a kitchen more akin to a house than a unit! Perfectly sheltered away in a quiet corner of a small group, you will love the exclusive corner position that feels so private. Situated in prestigious Payneham South, you will be ideally located to the best of everything the Eastern suburbs has to offer. Step inside this gorgeous residence, where you'll be welcomed by the cosy allure of warm timber floating floors and a neutral decor that basks in the abundance of natural light. The inviting lounge seamlessly transitions through an elegant archway, guiding you towards a truly breathtaking kitchen and dining area. Prepare to be amazed by the sleek stainless steel appliances and envy-inducing amount of storage and benchtop space available, providing the ultimate setting for culinary endeavors. There are two great sized bedrooms, including a master complete with built-in robes for ample storage. Split system air-con and the addition of ceiling fans are thoughtfully installed, ensuring comfort and a pleasant breeze in every room. A tidy and well-maintained bathroom stands ready to provide the perfect start to your day, completing the package of convenience. The huge paved outdoor area is a real treat for those that love to entertain, delighting the senses with the surrounding lemon trees - a never ending supply for drinks or cook ups with friends underneath the shade of the sail. This private space is so serene, without being overlooked and has real scope for those that have a pet or simply looking for a bit of extra garden space. The unique features:- Small friendly group of five on each side- Four legged friends could join you!- Jaw-dropping kitchen that is an entertainer's paradise- Quality double brick build- Secure lock up garage with internal door- Rare extra parking on the side for a second car or visitors- Neutral decor with timber floating floors- Great sized laundry- Massive paved area for outdoor entertaining and planting- Split system air-conditioning - Ceiling fans- Concierge wheelie bin service to from your door to the street - Perfection! The location is an absolute joy with Firle Plaza, Payneham Oval and East Adelaide Payneham Tennis Club all within walking distance. The vibrant strip of Norwood Parade with its outstanding entertainment options are also only minutes away. If you desire a little something extra while also yearning to be in a blue-chip location, then look no further. This property is tailor-made for individuals who seek both luxury and convenience in equal measure. Strata = \$503.35 per quarter (includes building insurance and sinking fund) Council = \$313.75 per quarter Water & Sewer Service = \$153.70 per quarter ESL (Emergency Service Levy) = \$26.29 per quarter Rental appraisal available on request. ** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 61345 RLA 282965 RLA 231015