

# 17/9 Arabella Court, Marden, SA 5070



## Unit For Sale

Thursday, 16 November 2023

17/9 Arabella Court, Marden, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Gary Musolino  
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**\$515,000 - \$525,000**

Built in 2018, still looks like a new apartment inside. This apartment's balcony enjoys a view over a small reserve into the Torrens Linear Park beyond which only a few others in the block have a view like this. Both bedrooms are carpeted, fitted with mirrored built-in robes, have reverse cycle split system air-conditioners and double roller blinds (block out and sheer). The kitchen has Bosch stainless steel appliances including dishwasher and the living area, kitchen dining space enjoy the comforts of a third split system that is also reverse cycle. The bathroom includes an oversized shower, there's a European laundry and lots of built-in storage cupboards throughout. The apartment has a designated open car space not far from the lobby. Enjoy all the perks within this modern building, from secure bike storage and a handy proximity to the nearby Azzurri Sports Club and MARS Sports Centre and walking distance to the Klemzig O'Bahn Bus Interchange. On the doorstep of the Linear Park and Linear Trail along the River Torrens, perfect for walking and cycling to the Adelaide CBD right through to Henley Beach, while Marden Shopping Centre and Walkerville Terrace shopping village offer convenient everyday shopping. Grab a coffee along the way at Coffee Institute, or head to local hotspot Royston Park Café. Zoned to Vale Park Primary, East Adelaide School and Marryatville High School, walking distance to Marden Senior College and within the catchment area for Vale Park Preschool. Just 2km to North Adelaide Norwood shopping and just over 3km to the Adelaide CBD (approximates). \*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 property's land size, floorplans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.