

**2/37 Arnold Drive, Mitchell Park, SA 5043**



**Townhouse For Sale**

Thursday, 4 April 2024

2/37 Arnold Drive, Mitchell Park, SA 5043

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 127 m2**

**Type: Townhouse**



Gary Krievs  
0422071317

**\$549,950**

This well maintained townhouse built in 1995 offers:- 3 bedrooms- Master with walk-in robe, ensuite access and balcony- Bedrooms 2 and 3 with built-in robes- Bathroom with bath, separate shower, vanity and toilet.- Kitchen with plenty of bench and cupboard space- Adjacent dining- Formal lounge- 2nd toilet downstairs- Separate laundryAdditional features include:- Ducted evaporative cooling throughout- Single carport with an automatic roller door - Extra car park in driveway- Access through to rear courtyard- Private courtyard at front and rear- Toolshed- Instantaneous gas hot water system\*\*Currently tenanted for \$400 per week until 06/12/2024\*\*Situated in a quiet cul de sac location, close proximity to Westfield Marion Shopping Centre, Flinders University, Flinders Medical Centre, Clovelly Park Primary School, Hamilton Secondary College, Sacred Heart College Middle School, Campus, Marion High School and Mitchell Park Train Station.\*Take advantage of this affordable opportunity\* CT Reference - 5272/628Council - City of MarionCouncil Rates - \$885.15 paSA Water Rates - TBAEmergency Services Levy - TBAYear Built - 1995Total Build area - 127m<sup>2</sup> approx.All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice.OUWENS CASSERLY - MAKE IT HAPPEN™RLA 275403