

3/27 Marian Road, Payneham South, SA 5070



Unit For Sale

Tuesday, 9 January 2024

3/27 Marian Road, Payneham South, SA 5070

Bedrooms: 2

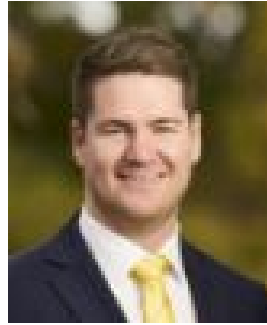
Bathrooms: 1

Parkings: 1

Type: Unit



Andrew Welch
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Tim Knowling
0451667360

\$460,000 - \$480,000

Serenely tucked away in a group of only five well-presented units, this classic 70s, red brick two bedroom villa unit is your gateway to low maintenance living in an amenity-rich locale! Embraced by high brick walls and benefitting from the individual privacy created, the paved front courtyard, edged with trees and shrubs, is an ideal alfresco area where the overhead sail shades from the sun - perfect for relaxing or entertaining. Soaring raked ceilings, timber-look flooring and expansive picture windows enhance the appeal of this spacious residence. The clerestory windows, in the kitchen and dining areas, allow direct sunlight to come right into the unit. The well proportioned front living room enjoys year-round comfort from the split system air conditioner which flows through to the dining room and adjacent classically appointed kitchen with an abundance of white cabinetry and Artusi dishwasher. Striking pendant lighting illuminates the dining/kitchen zone which features built-in shelving, a wall of cupboards and wall furnace heater. The front main and second bedroom are both carpeted with built-in robes and ceiling fans; while the grey and white fully-tiled bathroom has been updated with a stylish, floating double vanity, large frameless glass shower, plus a separate w.c. The fully-fitted laundry (with built-in cupboards & pet door) offers access to a paved rear courtyard with garden shed, drying area and pergola cover - stretching the full width of the unit, it is a lovely area to grow herbs or veggies in a planter box or just soak up the morning sunshine. The premium location is sought after for its walkability to Portrush Road and public transport, the picturesque Payneham Oval, tennis courts and playground, and just a few minutes' commute to shops, cafes and all amenities in any direction, including Marden Shopping Centre, The Avenues, Firlie Plaza with K-Mart, The Parade and the CBD (a mere 10 minutes). Ideal for homeowners or investors, this property offers immediate comfort and style with further scope to add value in the future. CT: 5053/602 Council: Norwood, Payneham & St Peters Council Rates: \$1,255.38pa (approx) Water Rates: \$153.70pq (approx) RLA 312012