

**4/650 Marion Road, Park Holme, SA 5043**



**Sold Unit**

Tuesday, 15 August 2023

4/650 Marion Road, Park Holme, SA 5043

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Albee Liang  
0431427362

## Contact agent

Located between the CBD and Marion Shopping Centre, this furnished 2 bedroom home is located in a small group of 5 units. This property provides comfortable lodging featuring two double bedrooms, each with built-in wardrobes. It also includes a well-equipped kitchen, a spacious lounge room, and a generously sized bathroom. Additionally, there is a carport and an enclosed rear garden with a tool shed. This well-maintained unit presents an appealing opportunity for a convenient and low-maintenance lifestyle, conveniently close to public transportation. It is ideally situated in a fantastic location, just a 15-minute drive to the beach, 10 minutes to the city, and in proximity to public transportation. This affordable unit offers effortless living and presents an excellent opportunity for renovators, first-time home buyers, and astute investors alike. Additional features include:- Low maintenance private rear courtyard with a handy tool shed- Split system air conditioning for year-round comfort- Good size bathroom with space for the washing machine- Single carport for secure off-street parking- Currently rented at \$350 per week to high quality tenant until 14/02/2024- Close to the public transport to either Brighton or the CBD- Great quality schools close by - Nearby to all necessary amenities such as Castle Plaza & Marion Shopping Centres and local beaches Specifications: CT | 5007/742 Council | City of Marion Year Built | 1960 Council Rates | \$1,172.26 pa approx SA Water | \$153.70 pq approx Strata Rate | \$420 pq (includes Sinking Fund) This home provides an exceptional opportunity to expand your investment portfolio or step into the property market. Situated in a vibrant cosmopolitan location, it offers a desirable living experience or a promising investment. Don't delay, as properties like this are in high demand and won't stay on the market for long! \*\* 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. RLA 61345 RLA 282965 RLA 231015