

**4/70-72 Marshalltown Road, Marshall, Vic 3216**

**GARTLAND**

**Unit For Sale**

Wednesday, 29 November 2023

4/70-72 Marshalltown Road, Marshall, Vic 3216

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 90 m2**

**Type: Unit**



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**\$450,000 - \$490,000**

This conveniently located unit is ideal for the buyer wishing to enter the market; it is perfect for the downsizer; and it offers a great opportunity for the investor. Located within a short walk of the Marshall train station; approximately 600metres from the IGA supermarket, and boasting ease of access to bus services, this property is the perfect combination of affordability and location. The unit is light and bright with the main living areas basking in the northern sun. It has been well designed to capitalise on the north facing orientation. The kitchen and meals area sits at the front of the home, and the living area creates a large living space in the heart of the property. There are 2 spacious bedrooms, with the master boasting a walk-in robe. The original design boasts a separate laundry, toilet and a full bathroom with a shower and bath. The home features new carpet, a split system, gas heating, recently replaced blinds and a private yard with sliding door access from the main living. The kitchen features great storage, and the dining area is a genuine meals area that doesn't encroach on the living space. The property includes a single garage with a side door through to the rear yard.

• Comfortable 2-bedroom unit • Generous floorplan filled with natural light • Walk to the Marshall train station • Immediate access to public transport and IGA supermarket.