

4/8 Stirling Street, Marleston, SA 5033

**NOAKES
NICKOLAS**

Sold Unit

Thursday, 29 February 2024

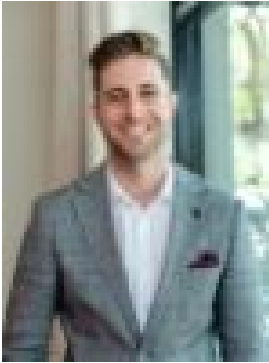
4/8 Stirling Street, Marleston, SA 5033

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Callan Eames
0431471470



Matt Brook
0490677015

\$435,000

Enjoying a central location between coastline leisure and CBD festivities, this two-bedroom unit grants an easy-care home base with immediate access to the coveted lifestyle only a mid-city-to-surf position can bring. Offering excellent investment and residential potential, the home occupies a breezy position on the first floor, updated throughout to bestow contemporary comfort and a neutral aesthetic to make your own. Completely low maintenance from front to back, the footprint is set upon a blend of tiles and floating floors, granting entry within the spacious lounge and meals area. Connecting to create an open plan zone, the central kitchen features stainless-steel Westinghouse appliances, double sink, filtered water tap and ample cabinetry/pantry storage. Both air-conditioned bedrooms boast built-in robes and ceiling fans of their own, whilst the extra-spacious master overlooks a north-facing balcony that is sure to be your go-to coffee spot on slow, sunny mornings. Sharing access to the crisp main bathroom, you'll find a space-saving shower and bath, whilst the corner vanity and mirrored shaving cabinet both offer extra storage space. Allowing you to lock up your vehicle in the secure garage and leave at a moment's notice, you'll love the freedom that comes with an easy-care life in Marleston. From walking access to the freshly brewed coffee of popular Froth & Fodder café, the shopping amenities of Kurralta Central and convenience of a speedy bus ride to catch a fringe show or footy game – you'll love your low fuss life on Stirling Street. Even more to love:- Coveted zoning for Adelaide & Adelaide Botanic High- Lockup garage- North-facing balcony- Internal laundry- Split system air conditioning & ceiling fans- 350m to bus stop- Around the corner from Warriappendi & Richmond Primary Schools- In the catchment for Kurralta Park Community Kindergarten- Walking distance to Kurralta Central, Ashford Hospital & Peake Gardens Tennis Club- Just 3km to the CBD & 7km to Glenelg
Year Built: 1974
Title: Strata
Council: City of West Torrens
Council Rates: \$1008
PASA Water: \$200
PQ (approx)
ES Levy: \$98.35
PA
Strata Manager: Strata Data
Strata Rates: \$500
PQ
Disclaimer: 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.