

**40/17-19 Church Street, Marden, SA 5070**

**Unit For Rent**

Wednesday, 12 June 2024

40/17-19 Church Street, Marden, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Team Waterman

**\$480.00 per week**

WOULD YOU LIKE TO VIEW THIS PROPERTY? Please click the button "GET IN TOUCH OR EMAIL AGENT" and enter your details and we will instantly respond. To avoid disappointment, we encourage you to register your interest so we can keep you informed during all stages of the leasing process. By registering, you will be informed of any updates regarding the property INCLUDING APPLICATION LINKS. ON OFFER: This immaculate two-bedroom courtyard home is ideally situated in the central area of Marden, with Linear Park right on your doorstep. It boasts a convenient lock-up-and-leave lifestyle, while still being close to Adelaide's CBD. Key Features Include: \* Two good size bedrooms, both with built in robes \* Functional Kitchen with walk in pantry and dishwasher \* Sizeable living and dining space \* Undercover alfresco entertaining area \* Single lock up carport, plus additional park \* Ample storage \* Split System Heating and cooling plus Ducted Evaporative AC \* Large separate laundry With an abundance of natural light, the home is designed to create a bright and airy atmosphere. Additionally, the beautifully landscaped private garden requires little upkeep, allowing you to fully appreciate the serenity of Linear Park and Marden. Within a short stroll from this property, you'll find yourself in the bustling Marden shopping precinct, as well as conveniently close to public transportation options. In addition, various recreational sports clubs are also easily accessible on foot. NEARBY AMENITIES- Short walk to Klemzig Interchange, and a 10-minute O'Bahn commute to the CBD- Less than 1km to Marden Shopping Centre, with Woolworths, Dan Murphys, pharmacies and more- Local gyms and sports facilities- Saturday farmers markets- Linear Park trails for bike riding and walking right on your doorstep- Playground and BBQ at Church St Reserve FAST FACTS: > Water Charge Apply - Supply & Use > Sorry No Pets > [watermanpm.com.au/apply-now](http://watermanpm.com.au/apply-now) Another quality home presented by Waterman Property Management. RLA 262083 IMPORTANT INFORMATION FOR ARRANGING TO VIEW THE PROPERTY Priority consideration and viewings will be given to those who apply and submit references via [www.tenantoptions.com.au](http://www.tenantoptions.com.au). If you do not pre-apply you may not be contacted or advised of any upcoming viewing times, preference will be given to those who apply first and qualify. Please supply as much information as possible in your application. If you have questions email is preferred. 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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.