

**5/24 Broad Street, Marden, SA 5070**

**HARRIS**

**Sold Townhouse**

Thursday, 5 October 2023

5/24 Broad Street, Marden, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Clinton Nguyen  
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Tom Hector  
0423767967

**\$605,000**

A beautiful home from top to bottom awash with welcome modern contemporary updates turns downsized living on its head as 5/24 Broad Street spills with charm, character and cosy comforts. A stylish start for first-time buyers and young couples, as well as lifestyle-loving retirees, enjoy picture-perfect open-plan living as the ground floor blends living, dining and the crisp white-on-white kitchen inviting fun company and conversation while you cook. With lovely alfresco flow too, you'll be free to indulge sunny lunches and balmy twilight evenings with friends as the brick-paved courtyard joins your all-weather carport with private rear access for surprising space that proves compact can also be very comfortable. This superbly open and airy footprint follows suit upstairs where you'll find two spacious bedrooms including the light-filled master, and sparkling main bathroom featuring separate shower, relaxing bath and buckets of natural light. Along with a neat study nook on the ground level, practical laundry and second WC for everyday convenience, this humble townhouse delivers loads of lifestyle appeal to make you instantly houseproud. Not to mention wonderful proximity local cafés, bustling shopping precincts, the Linear Park Trail a stone's throw from your front door encouraging scenic weekend walks or rides, while one of the easiest runs out of the leafy east to Adelaide CBD by way of car, bus or bike makes this city-fringe property an absolutely must-see! Features you'll love:- Light-filled and free-flowing ground level where timber floating floors and large format tiles glide underfoot to the open-plan living, dining and kitchen zones- Gleaming updated chef's zone featuring abundant crips cabinetry, good bench top space, white tile splashback and all electric appliances- Sunbathed alfresco and courtyard area inviting lovely outdoor entertaining- Beautiful upstairs master bedroom featuring lovely views and natural light- Good-sized second bedroom- Modern and sparkling main bathroom featuring shower, bath and heat lamps- Handy guest WC on the ground floor, as well as study nook, practical laundry and ducted AC- Secure carport and private rear access to the property- Walking distance to the vibrant Marden Shopping Centre, local cafés and Goodlife Health Club- Only 1km to the Linear Park Trail for plenty of weekend adventure, exercise or traffic-free city-bound commutes- Less than 10-minutes and just 4km to Adelaide CBD Specifications: CT / 5026/286 Council / Norwood Payneham & St Peters Zoning / R Built / 1986 Council Rates / \$1,231pa (approx) Strata Rates / \$445pq Admin Fee and \$155pq Sinking Fund (approx) Strata Manager / Whittles Pet Policy / On application and approval by the Strata Committee Emergency Services Levy / \$115pa (approx) SA Water / \$150pq (approx) Estimated rental assessment: \$450 - \$480 per week (Written rental assessment can be provided upon request) Nearby Schools / East Adelaide School, Vale Park P.S, Marrayatville H.S 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 (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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409