

5/27 Broad Street, Marden, SA 5070



Unit For Sale

Friday, 15 March 2024

5/27 Broad Street, Marden, SA 5070

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 122 m2

Type: Unit



Gianna Mezzino

0416091758

\$485k

Auction Sat, 6th Apr - 10.30am (usp) Experience this unique single level property with exceptional private yard space. Vibing modern sophistication, this property offers so much more than many of its type. With soaring raked ceilings, expansive picture windows, style and functionality you will not be disappointed. Manicured gardens and courtyards wrapping around the home and visible from the living area, giving the lucky new owner options for their outdoor areas to use anyway they please. Undercover parking at your doorstep and nestled in a small tightly held group what more could you ask for! Recently renovated and modernised by the current owners and located in a vibrant city fringe location with amenities and facilities at your fingertips. What we love:

- Two bedrooms, both with robes and an outlook to rear yard
- Gorgeous open plan living overlooking the trendy front courtyard with manicured 'on trend' cactus garden perfect for entertaining
- Recently renovated kitchen with excellent bench space, cooking facilities in natural tones of white and timber with dishwasher plus feature arched servery to dining room
- Neat main bathroom
- Separate laundry with direct outdoor access
- Stylish timber look flooring throughout
- Highlight windows for added natural light in kitchen with exposed beams on raked ceilings
- Feature walls add to the character and charm
- Heating and cooling
- Side yard with second sitting area, veggie garden beds and shed
- Pet-friendly group subject to approval

Located in the desirable area of Marden, convenience is right on your doorstep. Benefit from easy access to Marden Shopping Centre, a plethora of dining choices along Portrush and Payneham Road, as well as nearby amenities such as public transportation, the MARS Sports Centre, and the Linear Park walking trail providing direct access to the vibrant CBD, creating a lifestyle that seamlessly combines convenience with tranquillity. Be quick to view, this home is truly something special!

Certificate of Title - 5030/862
Council - City of Norwood, Payneham and St Peters
Zoning - Housing Diversity Neighbourhood
Year Built - 1977
Total Build area - 122sqm
Council Rates - TBC
SA Water Rates - \$153.70 p/q
Emergency Services Levy - \$107.45 p/a
Strata fees - TBC

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