

7/1 Alexander Lane, Marden, SA 5070



Unit For Sale

Thursday, 21 March 2024

7/1 Alexander Lane, Marden, SA 5070

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: Unit



Alistair Loudon
0481361617



Wilson Bock
0438904444

\$450k - \$480k

Offers Close Tue, 9th April - 12pm (usp) Embraced by Linear Park's tranquility and unique connection to the CBD, this flawless apartment on the ground floor of its modern complex embodies Marden's forward-thinking rise to a suburb of choice for young professionals, single socialites and anyone who sees the value in swapping the laborious block of land for compact, efficient and care-free living. What you'll see is a two-bedroom home that lives well beyond its square metres by making uses for every square inch from its secure courtyard and semi open-plan living room to its two-way-ensuited main bedroom and designated rear car park. Quality fixtures, finishes and moving parts make this slick pad the stylish, comfortable and reliable answer when all you want to do is lock up and lap up the lifestyle Marden affords near a range of shopping options, tranquil reserves, public transport and that car-free, bike-friendly path along the Torrens. Where to today? - Prime ground level position for easy access - One designated car park - Nestled in a quiet, leafy, modern pocket of Marden - Metres from Linear Park trail - Presents like new - Dishwasher and breakfast bar to kitchen - Stylish timber-look floors - Two bedrooms, both with built-in storage - Two way bathroom - Space-saving European style laundry - Private, secure courtyard with room for dining setting - Efficient split r/c - Ready to reside in or rent out - Strong rental history - 12 minutes from the CBD - Moments from Marden Shopping Centre - And much more. CT Reference - 6166/868 Council - City of Norwood, Payneham and St Peters Council Rates - \$1,259.45 pa SA Water Rates - \$153.70 pq Emergency Services Levy - \$114.25 pa Strata Rates: \$494.00 pq Year Built - 2015 Total Build area - 84m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403