

**7 Peter Court, Marden, SA 5070**



**House For Sale**

Thursday, 25 January 2024

7 Peter Court, Marden, SA 5070

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 747 m2**

**Type: House**



Frank Zhao



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## AUCTION - On Site 3:00PM 17/02/2024

Discover spacious and comfortable living in this inviting residence, boasting a commodious master bedroom with a robe and an enticing street view. Two other bedrooms welcome natural ambient light, creating a serene atmosphere. The well-appointed kitchen features appliances and cabinets, seamlessly connected to the combined kitchen and dining area adorned with LED downlights and providing easy access to the backyard. The spacious lounge room adds to the charm of this home. Enjoy outdoor entertaining in the commodious backyard, complemented by an extensive covered parking area and garage, offering ample space for cars or trailers. Strategically located, this home is just a 1-minute drive or a 5-minute walk from Marden Shopping Centre and a short drive from Walkerville Terrace Shopping Centre. Proximity to Felixstow Primary School, Marden Senior College, and The University of Adelaide ensures educational convenience. Parks such as Southern Phoenix Reserve and Payneham Oval, along with healthcare facilities like East Adelaide Healthcare, are within easy reach. Commuting is a breeze with a 10-minute walk to Stop 13 Payneham Rd (Bus 174 to CBD) and a 9-minute drive to the CBD. Embrace the ideal combination of comfort and convenience in this well-appointed home. Secure your lifestyle upgrade today!

**Features:-** Commodious master bedroom with robe and great street view- Two other bedrooms with natural ambient light- Kitchen with appliances and cabinets- Combined kitchen and dining area with LED downlight and easy access to the backyard- Spacious lounge room- Commodious outdoor entertaining area at backyard- Extensive covered parking area and garage provide ample space for cars or trailers

**Locality:-** 1 min drive / 5 mins walk from Marden Shopping Centre- 3 mins drive / 7 mins walk from Time Asian Supermarket Marden- 5 mins drive from Walkerville Terrace Shopping Centre- 8 mins drive from St Peter's College- 6 mins drive from St Andrew's School- 3 mins drive from Vale Park Primary School- 2 mins drive from Marden Senior College- 10 mins drive from Charles Campbell College- 10 mins drive from The University of Adelaide- 7 mins drive from The ARC Campbelltown- 2 mins drive from Southern Phoenix Reserve- 4 mins drive from Payneham Oval- 3 mins drive from East Adelaide Healthcare- 9 mins drive from CBD- 10 mins walk from Stop 13 Payneham Rd (Bus 174 to CBD)

**School Zone:-** Charles Campbell College- Vale Park Primary School

**Specifications:** Council - City of Norwood Payneham & St Peters CT - 5203/626 Council Rate - \$1845.39 pa Water Sewerage - \$148.90 pq Water Supply - \$74.20 pq ESL - \$196.65 pa Call Frank on 0450 216 898 for more information, recent sold reports available on request or meet you on-site over the weekends. RLA 285210 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 advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at Kaide Real Estate office- 5/72 Carrington St for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.