

# 9/9 Dix Avenue, Marden, SA 5070



## Townhouse For Sale

Sunday, 23 June 2024

9/9 Dix Avenue, Marden, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 160 m2**

**Type: Townhouse**



Laura Butcher

## UNDER OFFER

IDEAL INVESTMENT, FIRST HOME OR DOWNSIZE OPPORTUNITY – And a rare one at that!! This freshly renovated townhouse unit in Marden provides a fantastic opportunity in a highly sought-after location. Situated at the back of a quiet group, the home offers 2 bedrooms on the second floor, both well-sized with built-ins, and loads of natural light and a beautiful balcony from the master. The large, renovated bathroom offers a tub and shower, and is beautifully presented. Downstairs the large living area offers a wonderful and tranquil space adjacent a renovated kitchen with brand-new flooring and oven. A full laundry and additional toilet complete the wonderfully functional downstairs space. The property offers a rare outdoor space which wraps around the building, providing garden entertaining and veggie patch opportunities a-plenty. This highly sought after and ever-growing location is an ideal spot for the astute buyer. The area is filled with beautiful cafes and restaurants, including St Peter's Bakery, The Maid and Marbella Café Locale, as well as Marden and The Avenues shopping centres. The City is under 10 mins (approx.) drive away or leave the car in the convenient undercover car park and bike along the Torrens or take public transport with a multitude of different bus routes running along nearby Payneham and Portrush roads. Schools in the area include St Joseph's Payneham, Trinity Gardens, St Andrews, East Adelaide, Marrayville and Pembroke. Features you'll love:- Well presented, nothing to do but move in!- Recently renovated throughout- Large floorplan and land size- Balcony from Master- Low maintenance- Great location in sought after suburb- Undercover car park To find out more, please contact Laura on 0437 814 758 or [laura@tlcproperties.com.au](mailto:laura@tlcproperties.com.au) RLA 319833 Specifications: CT / 5020/530 Council / The City of Norwood Payneham and St Peters Zoning / HDN - Housing Diversity Neighbourhood Built / 1980 Strata Manager / Adelaide Strata and Community Management (Plan No. S4156) Strata Fees / \$444.60 pq (admin), \$97.50 pq (sinking) Council Rates / \$315 pq ES Levy / \$110 pa Rental Appraisal / approx \$550 - 600 pw (report provided on request) OFFERS CLOSING COB THURSDAY 20th JUNE