

**3/18 Broad Street, Marden, SA 5070**



**Unit For Sale**

Tuesday, 25 June 2024

3/18 Broad Street, Marden, SA 5070

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Paul Marshall  
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## Guide \$475000 to \$520000

You will be pleasantly surprised when you enter this attractive 2 bedroom unit located this popular near City location. Larger than most it has lots to offer. The kitchen has been updated, there are polished solid timber floors throughout, well sized lounge room and a separate dining area adjoining the kitchen. The main bedroom is huge and second bedroom has built-ins. There is a new split system reverse cycle air conditioner that services the living/dining and kitchen. This lovely unit also enjoys a neat family bathroom including a full size bath, separate toilet, internal laundry and single lockup garage with extra allocated space for parking in front of the garage. Enjoy the private rear courtyard, ideal for morning breakfast or alfresco entertaining with your friends in the evening. Easily maintainable garden beds for the hobby garden enthusiast compliment this lovely area. A small well looked after group of six units, all single-storey and presenting well manicured front lawns and gardens. The property is within a few minutes walking distance of the Marden Shopping Centre and local eateries. The suburb of Marden is a friendly neighbourhood with tree-lined streets and peaceful surroundings. Located within close proximity to trendy Norwood Parade also with its great shopping, cinemas, restaurants, banks, also close to Linear Park, Payneham Swimming Centre and the City. Enjoy the convenient lifestyle of unit living with easy access via nearby bus routes straight into the city, universities etc. Well worth your inspection. You won't be disappointed. BEST OFFER BY TUESDAY 9TH JULY AT 2PM. Outgoings: TBA