

3/209 O G Road, Marden, SA, 5070



Apartment For Sale

Wednesday, 13 November 2024

3/209 O G Road, Marden, SA, 5070

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Security, Confidence & Lock-up & Leave Low Maintenance Appeal

Perfectly positioned only 6 km from the CBD, within easy walking distance to Marden Shopping Centre and the River Torrens Linear Park, this wonderful 2 bedroom unit features open plan living, contemporary styling and exceptional outdoor entertaining area across a delightful, modern design that will appeal to the younger buyer starting out or wise investor looking for success.

An automatic sliding gate and camera to the street will ensure only welcome visitors enter the community compound while sleek floating floors, fresh neutral tones and LED downlights offer a revitalised, modern living space where natural light gently infuses.

Enjoy modern open plan living in a bright central lounge/dining with an integrated modern kitchen and handy study niche. The kitchen features composite stone bench tops, wide breakfast bar, double sink, subway tiled splashback's, stainless steel appliances and ample cupboard space.

Step seamlessly outdoors and enjoy the expansive alfresco entertaining deck. There's so much space for your outdoor entertainment, the perfect summer time relaxation area with plenty of room for larger groups.

The unit boasts 2 generous bedrooms, both with fresh quality carpets and built-in robes. A bright main bathroom with separate bath and shower and clever European style laundry complete the interior.

A single lock-up garage with auto panel lift door will securely accommodate the family car and there is an extra car park space in the driveway. Ducted reverse cycle air-conditioning completes a value packed offering that is bound to appeal to the broader market.

Briefly:

- * Sensational 2 bedroom unit in secure gated community group
- * Automatic sliding gate and camera to the street
- * Floor living area with large outdoor entertaining terrace
- * Crisp floating floors, fresh neutral tones and LED downlights
- * Generous open plan living/dining room with integrated kitchen and study niche
- * Kitchen features composite stone bench tops, wide breakfast bar, double sink, subway tiled splashback's, stainless steel appliances and ample cupboard space
- * Sliding glass doors from living room to tiled outdoor entertaining terrace
- * First floor alfresco terrace with ample room for larger groups
- * 2 spacious bedrooms, both with quality carpets and built-in robes
- * Bright main bathroom with separate bath and shower
- * Handy European style laundry area
- * Ducted reverse cycle air-conditioning

Delightfully located within walking distance to Marden Shopping Centre & The River Torrens Linear Park, along with The Mars Sports Centre and the Azzurri Sports Club just down the road, at the end of the street.

The Payneham Library and the Payneham Swimming Centre are easily accessed, along with the new Walkerville Shopping Centre, just a short drive away.

The zoned schools are Vale Park Primary School and Charles Campbell College, with quality private schooling also available in the local area.

Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency or completeness.

Specifications:

CT Reference / TBA / TBA

Council / City of TBA

Zone / TBA

Year Built / TBA

Land Size / TBA m² approx

Council Rates / \$TBA per annum

SA Water Rates / Supply \$78.60 & Sewer \$86.95 per quarter + usage

Emergency Services Levy / \$TBA per annum

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Disclaimer.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy.

Professionals Manning Real estate does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 281289