



Sold by Sophie Yu Zhang 0452618236
More Properties Needed



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4/69 Marian Road, Payneham South

Auctioned for \$615,000 (Jun 22, 2024)

A lock-up garage with attached access to the property? It might be common for a house, but no doubt a Rare-Find for an affordable unit! What's more, it offers a one-stop solution for the great schools! You don't want to miss it!!

Discover the hidden charm of this cozy home, a serene retreat nestled at the end of a quiet group, set back from the road for ultimate privacy. This beautifully updated home combines modern comforts with a convenient location, making it an ideal choice for discerning buyers.

Let's explore what a lifestyle this location can offer:

- Convenient Location: A mere 12 mins (appx) drive to Adelaide city centre make your work and life balance so much easier!
- Excellent School Zone: Zoned for the highly regarded Trinity Gardens Primary and Norwood International High School, making it an ideal choice for families
- Shopping and Dining: Close to both Marden and Firls shopping precincts, with a short trip to Norwood Parade for a variety of shopping, dining, and entertainment options.
- Outdoor Recreation: What a luxury it is to have the famous Payneham Oval just around the

Property ID: L27882921

Property Type: Unit

Building / Floor Area: 91

Garages: 1

Land Area: 139.0 sqm

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corner (2 mins walk), offering green spaces for recreation and leisure activities! You can indulge in your passion for sports or let the kids enjoy playtime at the oval playground.

Property features that ensure your comfort stay:

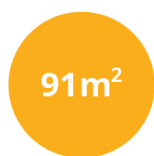
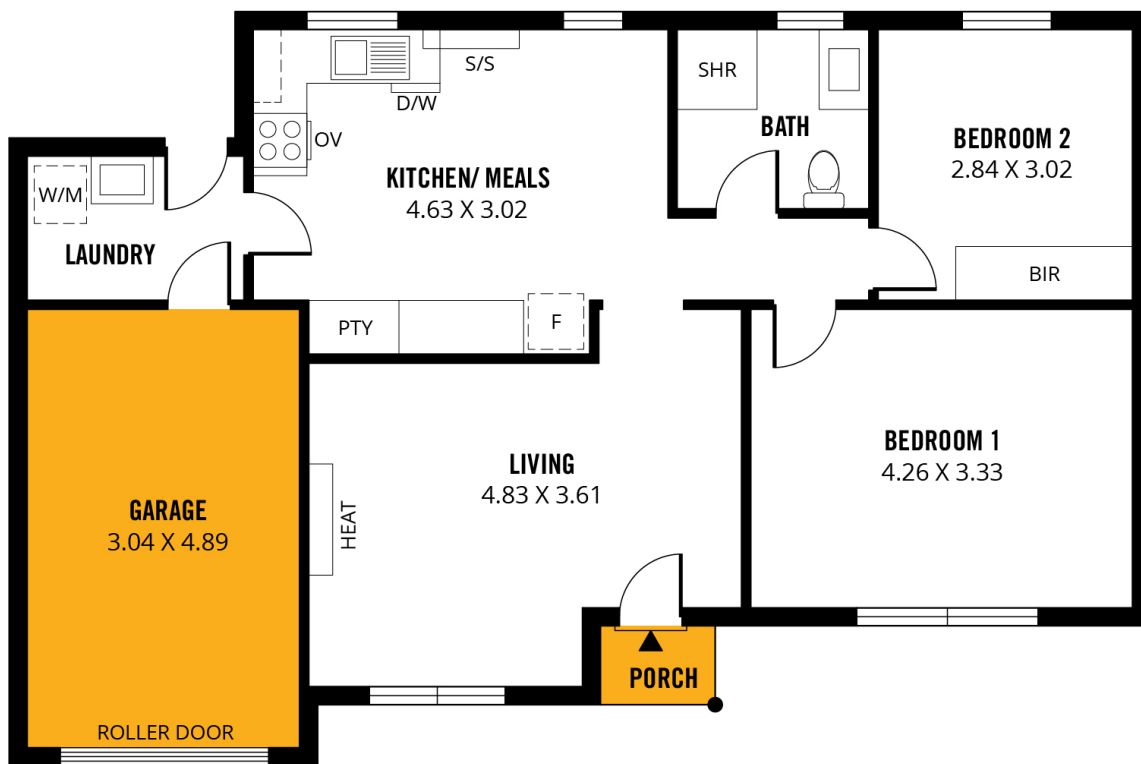
- **Secure Parking:** A rare find, the lock-up garage features a remote roller door and offers secure, direct entry into the home, enhancing both convenience and safety.
- **Ultimate Privacy:** Enjoy enhanced seclusion with roller shutters on both front exterior windows, ensuring peace and tranquility.
- **Year-Round Comfort:** Stay comfortable in any season with a powerful 7.2kw split reverse cycle air conditioning system and a cozy gas heater in the lounge.
- **Modern Utilities:** Experience the convenience of a new gas hot water service, ensuring a continuous supply of hot water.
- **Stylish Interiors:** The home boasts modern timber laminate flooring throughout, complemented by plush carpeting in the bedrooms for added warmth and comfort.
- **Renovated Bathroom:** The fully renovated bathroom features contemporary fixtures and a sleek design, providing a spa-like experience at home.
- **Gourmet Kitchen:** The updated kitchen is a chef's delight, equipped with:
 - High-quality Euro electric oven and dishwasher.
 - Premium European Hafele gas cooktop.
 - Built-in slide-out pantry with high white gloss kitchen cabinetry and a corner cupboard with a feature turntable for easy access to all your cooking essentials.
- **Functional Storage:** The second bedroom includes a mirrored robe, adding a touch of sophistication and providing ample storage space.
- **Outdoor Living:** The spacious and private paved rear yard is perfect for outdoor dining, gardening, or simply relaxing in your own outdoor oasis.

This property is such a rare find, combining modern amenities with a prime location in a sought-after school zone. Don't miss the opportunity to make it your cozy new home! Call Sophie on 0452618236 for more details and to secure your home!

Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

*The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the

auction is to be conducted for at least 30 minutes immediately before the auction.



TOTAL



Living



Porch



Garage



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**