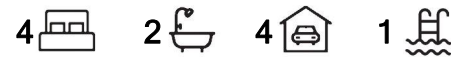




## Marden, 10 Battams Road

### Executive Family Home



This exceptional home is located on a leafy street within walking distance to Marden Shopping Centre, The Avenues, cafes, public transport and just 5 km to the city.

Features include:

- \*Character Federation stone fronted home with verandah
- \*Formal lounge with decorative fireplace and built in shelving
- \*Larg open plan living and dining room with polished concrete floors, gas heater, floating shelves and bench seating
- \*Indoor/outdoor entertaining with bifold doors opening to alfresco area
- \*Gourmet kitchen with stone benchtops, island bench, 900mm gas cooktop and oven, ample cupboard space
- \*Main bedroom with bay window, walk in robe and 2-way ensuite
- \*Ensuite with shower, toilet and vanity

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2CWJFDZ](http://ljhooker.com.au/2CWJFDZ)

**Contact**  
**Jiawen Gao**  
0422571024  
[jiawen.gao@ljhadelaidemetro.com.au](mailto:jiawen.gao@ljhadelaidemetro.com.au)  
**Kirsty Clark**  
0422 005 721  
[kirsty.clark@ljhadelaidemetro.com.au](mailto:kirsty.clark@ljhadelaidemetro.com.au)



**LJ Hooker St Peters**  
**(08) 8362 8008**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- \*3 good sized bedrooms all with built in robes/cupboards
- \*Main bathroom with large bath, shower, ample benchtop space and toilet
- \*European laundry
- \*Alfresco area with built in gas BBQ, benches, fireplace and ceiling fans
- \*Cellar with built in racks
- \*Ducted reverse cycle air conditioning
- \*Alarm system
- \*9kW solar system
- \*Solar heated, salt water pool with maintenance included
- \*Established gardens with fruit trees and automatic irrigation
- \*Rain water tank
- \*2.5 car tandem garage with remote controlled doors
- \*Electric front gate

This home has so much to offer; with its outstanding location, strolling distance to Royston Park Cafe, explore Linear Park, plenty of shopping options nearby and a mere 10 minute drive to the CBD. Surrounded by quality schools and currently zoned for East Adelaide and Vale Park Primary Schools, and Norwood International High School.

Water charges: Water usage and supply charges apply

Furniture: Unfurnished

Exclude: Internal open fireplaces

Note: Wall mounted TV to master bedroom, refrigerator in kitchen and Festoon lighting over pool will not be repaired/replace in case of breakdown

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

Disclaimer: 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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.



**LJ Hooker St Peters**  
**(08) 8362 8008**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

<b>Property ID</b>	2CWJFDZ
<b>Property Type</b>	House
<b>Including</b>	Ensuite Air Conditioning Alarm Pool

### Jiawen Gao 0422571024

Property Investment Manager | [jiawen.gao@ljhadelaidemetro.com.au](mailto:jiawen.gao@ljhadelaidemetro.com.au)

### Kirsty Clark 0422 005 721

Business Development Manager | [kirsty.clark@ljhadelaidemetro.com.au](mailto:kirsty.clark@ljhadelaidemetro.com.au)

### LJ Hooker St Peters (08) 8362 8008

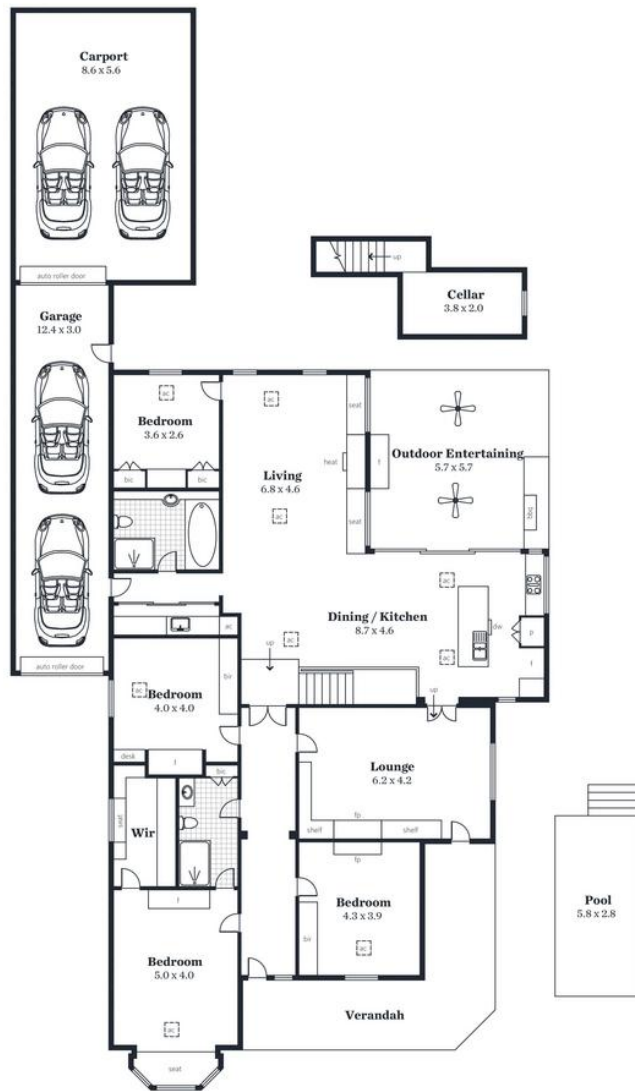
2a Portrush Road, PAYNEHAM SA 5070

[stpeters.ljhooker.com.au](http://stpeters.ljhooker.com.au) | [stpeters@ljhadelaidemetro.com.au](mailto:stpeters@ljhadelaidemetro.com.au)



**LJ Hooker St Peters**  
**(08) 8362 8008**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



Area (Estimate only)	
Cellar	11.25 m <sup>2</sup>
Living	220.82 m <sup>2</sup>
Carport	48.50 m <sup>2</sup>
Garage	37.20 m <sup>2</sup>
Outdoor Ent.	33.03 m <sup>2</sup>
Verandah	27.35 m <sup>2</sup>
Pool	17.98 m <sup>2</sup>
<b>Total</b>	<b>396.13 m<sup>2</sup></b>



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 inquiries and obtain their own legal advice. Ceiling heights are not included in total living.