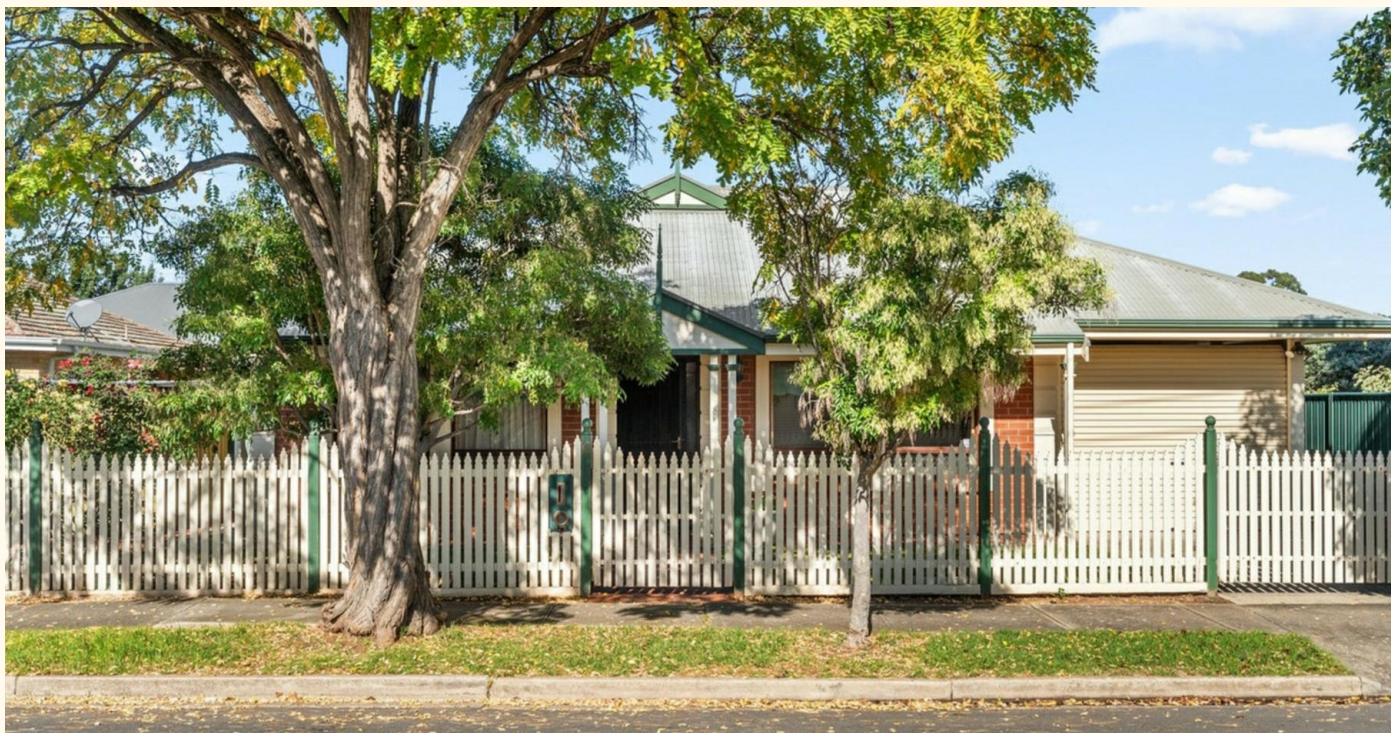




10 Caleb Street, Marden

Premium Location with Everyday Convenience

The home offers convenient access to a range of everyday amenities, with local shops, cafés, restaurants and services all within easy reach. The area also provides excellent access to public transport, parks and nearby shopping precincts, making day-to-day living easy and convenient.

Features include:

- Flexible floorplan
- Open plan living and kitchen
- Living room opens to courtyard
- Kitchen with electric cooking, dishwasher, an abundance of cupboard space and built in casual dining
- Large master bedroom with split system air conditioning and direct access to bathroom
- Second bedroom with built in robe
- 3rd bedroom could also be used as a formal living room
- Study off living area
- Functional bathroom with 2-way access, bath, shower and toilet
- Dual vanity area and separate toilet
- Large internal laundry with built in cupboards
- Single garage with remote controlled roller door and internal

3 1 1

FOR RENT
\$620 Per Week

VIEW
Thu 10th Sep @ 5:10PM - 5:25PM

AGENTS
Amanda Walasek
0431 017 416
resileasing.stpeters@ljhadelaidemetro.com.au

Kirsty Clark
0422 005 721
kirsty.clark@ljhadelaidemetro.com.au

AGENCY
LJ Hooker St Peters
(08) 8362 8008

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.



- access
 - Low maintenance courtyard
 - Split system air conditioning
 - Ceiling fans
 - Alarm
 - Lawn mowing is included
-
- Please note: the gas heater in lounge room photo has been removed

The benefit of living at 10 Caleb Street, Marden is enjoying a sought-after inner-eastern lifestyle just minutes from the Adelaide CBD, with an outstanding range of shopping, dining and everyday conveniences close at hand. Residents are only moments from Marden Shopping Centre and The Avenues Shopping Centre in Stepney for supermarkets, specialty stores and cafés, while the vibrant dining and retail precincts of The Parade, Norwood and Walkerville Terrace are just a short drive away. Outdoor enthusiasts will appreciate easy access to the River Torrens Linear Park Trail and nearby Bulk Crescent Reserve, providing excellent spaces for walking, cycling and recreation. Families are well catered for with quality schooling options including Vale Park Primary School, East Adelaide School, Marryatville High School and Marden Senior College, while excellent public transport and nearby major arterial roads make commuting throughout Adelaide simple and convenient.

Water charges: Water usage and supply charges apply

Furniture: Unfurnished

Exclusions: N/A

Duration of Tenancy: 12 months

Rates And Charges: Electricity: Tenant

The landlord does not intend to advertise or has entered into an existing sales agency agreement for the sale of the premises.

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.

MORE DETAILS

Property ID 2EN6FDZ
Property Type House
Including Toilets (2)

Amanda Walasek 0431 017 416

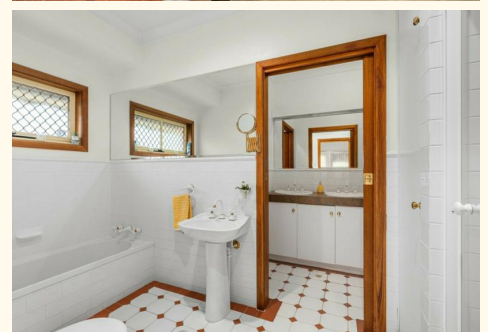
Residential Leasing Agent |
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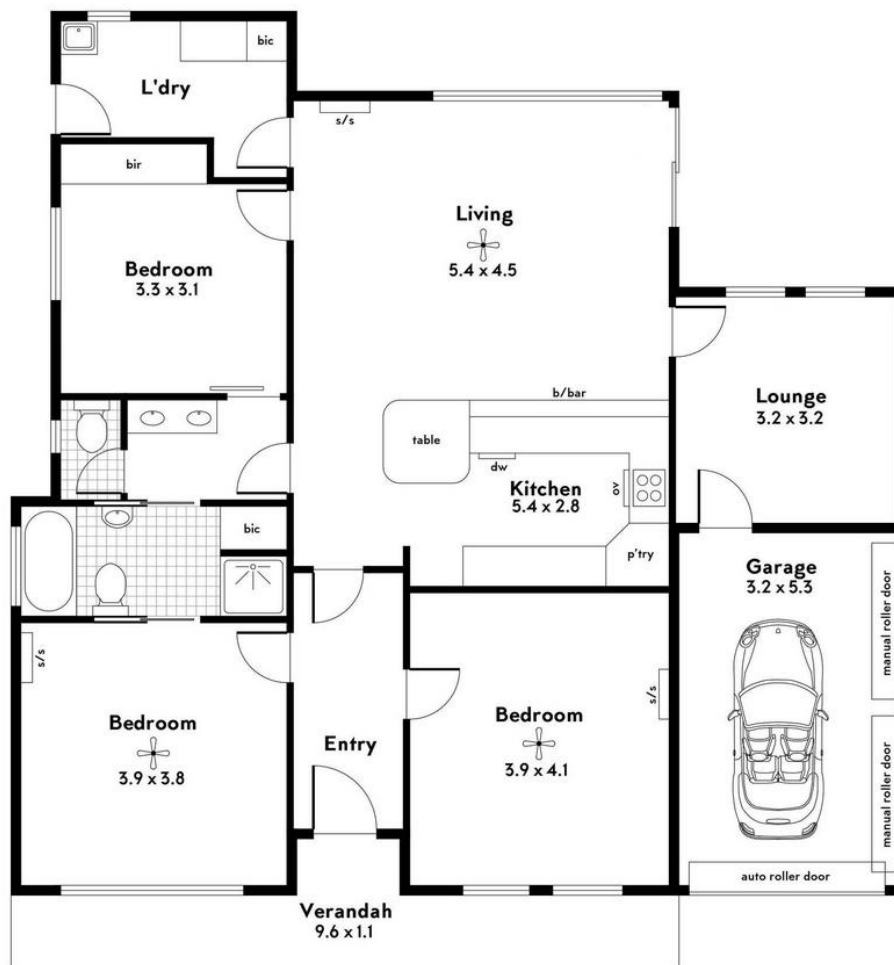
Business Development Manager |
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Area (estimate only)

Living	133.86 m ²
Garage	16.96 m ²
Verandah	12.37 m ²
Total	163.19 m²

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