



## Marden, 57 Willow Bend

### Courtyard Home with Park Frontage

3 1 1

The home is situated in a quiet and convenient location with Park frontage, featuring vogue internal décor only minutes from shopping, the O-Bahn Busway and the city.

Features include:

- \*Open plan meals and family with timber flooring opening to entertaining area
- \*Formal lounge or dining area separated from the casual living and meals area by columns and dwarf walls giving a very spacious feel
- \*Kitchen with island bench, pantry, gas cooktop and dishwasher
- \*Main bedroom with walk in robe and direct access to the bathroom
- \*2 good sized remaining bedrooms, 1 with BIR's
- \*3 way bathroom with vanity area, shower & bath and separate toilet
- \*Large internal laundry with ample storage
- \*Split system air conditioning
- \*Single garage with internal access and remote controlled garage door

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2C5AFDZ](http://ljhooker.com.au/2C5AFDZ)

**Contact**  
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**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.

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**(08) 8362 8008**

- \*Paved pergola area —perfect for entertaining
- \*Low maintenance courtyard with raised garden beds

A short walk finds you at Glenbrook Close or Willow Bend Reserve, as well as the Linear Parkway for weekends spent exploring via bike or foot in either direction. Located just short drive away from numerous amenities, including shops, cafes, supermarkets at Marden and Walkerville Shopping Centres, in addition to Vale Park and Marryatville High School for a streamlined school and grocery run. Only 10 minutes to the CBD, or harness regular bus services for an easy commute.

Water charges: Water usage and supply charges apply  
 Furniture: Unfurnished  
 Excluded: Spa and Alarm

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 About this Property

Property ID	2C5AFDZ
Property Type	House
Including	Ensuite

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