




46C Wear Avenue, Marden

Walk to Shops, Cafes & Linear Park

Enjoy the convenience of living close to a range of everyday amenities, including local shopping centres, schools, parks and public transport options. With easy access to major roads and essential services, the property offers a practical and well-connected lifestyle for families and professionals alike.

Features include:

- Nestled at the end of a small group
- Open plan living and dining with floorboards
- Kitchen with ample benchtop space, dishwasher, pantry and 900mm gas cooktop and oven
- Study area on upstairs landing
- Main bedroom features direct access to bathroom
- Good sized bedrooms all with built in robes
- way main bathroom with large bath, shower and toilet
- Convenient second bathroom downstairs
- Internal laundry
- Gas hot water
- Single garage with remote controlled door
- Fully enclosed courtyard
- Ducted reverse cycle air conditioning

3  2  1 

FOR RENT
\$750 per week

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker St Peters
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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.

 **LJ Hooker**

Nestled within the sought-after suburb of Marden, 46 Wear Avenue offers an enviable blend of convenience and lifestyle. Residents can take advantage of nearby shopping at Marden Shopping Centre, Firlie Plaza and The Parade Norwood, while popular local cafés such as Cafe Va Bene and The Loose Caboose are perfect for weekend brunches and coffee catchups. Scenic walks and cycling trails along the Linear Park Trail are just a short stroll away, offering kilometres of picturesque open space along the River Torrens. The area is also well serviced by public transport, with frequent bus services along nearby Payneham Road providing easy access to the Adelaide CBD and surrounding suburbs. Combined with quality schools and everyday amenities close by, it is an excellent choice for professionals, couples and families alike.

Water charges: Water usage and supply charges apply

Furniture: Unfurnished

Exclude: Alarm system

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	2EDEFDZ
Property Type	Townhouse
Including	Air Conditioning

Jiawen Gao 0422571024

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Business Development Manager |
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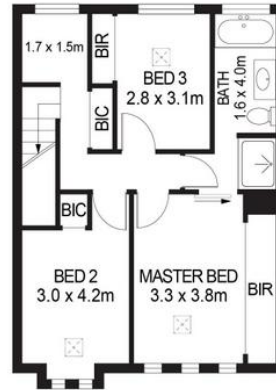
LJ Hooker St Peters (08) 8362 8008

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GROUND FLOOR



FIRST FLOOR

46C WEAR AVENUE, MARDEN

LIVING:	89.7m ²
COURTYARD:	75m ²
PORCH:	2.3m ²
GARAGE:	18.0m ²
TOTAL:	185m²

| Not to scale | Drawing for marketing purposes only | Measurements and dimensions are approximate | Floorplan by: **In-House Imaging** |