







24 Kildare Avenue, Marden

# Low-Maintenance Living in the Heart of Marden

Kildare Avenue offers a quiet, leafy setting moments from Marden Shopping Centre, River Torrens Linear Park, the new Payneham Swimming Centre and quality local schools, including Marden Senior College just 300 metres away. The O-Bahn at Klemzig Interchange makes city commuting easy.

Features include:

- NOTE: The property is a dual occupancy dwelling
- Security shutters throughout
- Large lounge with floorboards and split system air conditioner
- Kitchen with adjacent eat in area
- Kitchen features granite benchtops, ample cupboard and benchtop space, gas cooktop
- 3 x good sized bedrooms, all with ceiling fans and floorboards, 2 with wardrobes
- Updated bathroom with shower, vanity and separate toilet
- Internal laundry
- Enclosed pergola area
- Front yard
- Street parking only

3 1 0

**FOR RENT**
$710 Per Week

**VIEW**
By Appointment

**AGENTS**

Tri Nguyen
0423 686 219
Tri.Nguyen@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.

LJ Hooker

Everyday convenience is right at your fingertips. Marden Shopping Centre is a short walk away, home to Woolworths, Dan Murphy's and Australia Post, with Marden Coffee Lounge perfect for a morning coffee, while Firle Plaza and the cafés and restaurants of Norwood Parade are just minutes away. Families will appreciate Marden Senior College just 300 metres away, with St Joseph's School, Trinity Gardens School and East Adelaide School also nearby. For recreation, River Torrens Linear Park is on your doorstep for walking and cycling, and the Payneham Swimming Centre, Payneham Library and Payneham Oval are close by. Getting around is easy, with frequent buses along Payneham Road reaching the CBD in around 15 to 20 minutes and the O-Bahn at Klemzig Interchange nearby, all just 4 kilometres from the city.

Water charges: Water usage and supply charges apply
Furniture: Unfurnished
Exclusions: Bedroom air conditioners, driveway, carport & shed
Duration of Tenancy: 12 months
Rates And Charges: Tenant will be invoiced Electricity & Gas usage & supply (shared between house & unit)

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 | 2ER3FDZ |
| Property Type | Unit |
| Including | Toilets (1) |







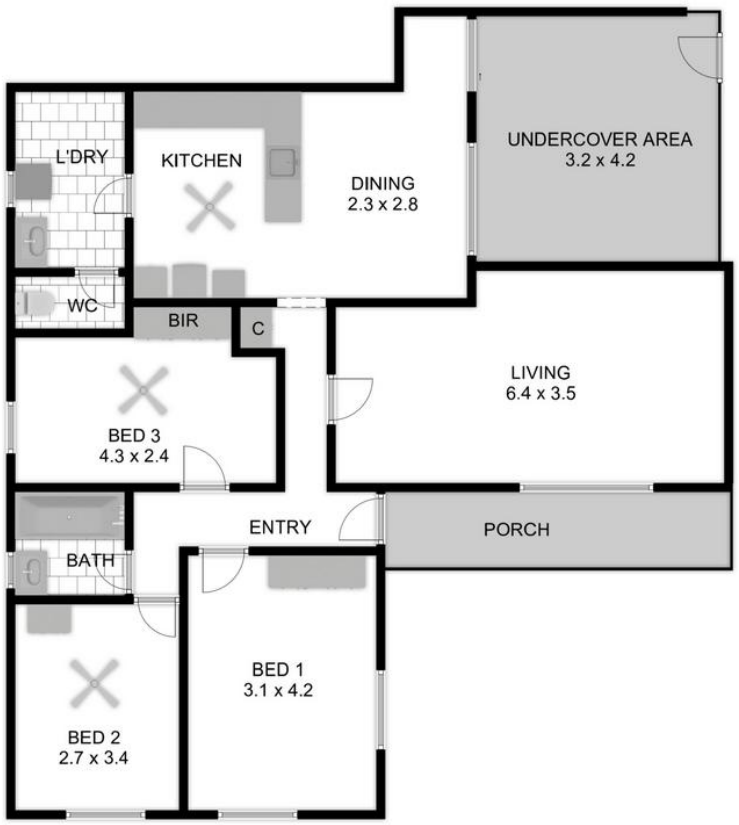




**Tri Nguyen 0423 686 219**
Property Investment Manager | Tri.Nguyen@ljhadelaidemetro.com.au
**Kirsty Clark 0422 005 721**
Business Development Manager |
kirsty.clark@ljhadelaidemetro.com.au

**LJ Hooker St Peters (08) 8362 8008**
2a Portrush Road, PAYNEHAM SA 5070
stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au

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

1/24 KILDARE AVE, MARDEN SA 5070

**116.30 M²**

GRAND TOTAL

THE FLOOR PLAN IS FOR ILLUSTRATION PURPOSE ONLY. MEASUREMENTS ARE APPROXIMATE AND INTERNAL. NOT TO SCALE © BREP

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