







24a Kildare Avenue, Marden

Low-Maintenance Lifestyle, Prime Marden Location

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:

- The property is a dual occupancy dwelling
- Private gated entry
- Open plan lounge, dining & kitchen with floorboards
- Kitchen with ample cupboard and benchtop space, electric cooking, fridge & washing machine
- 2 x good sized bedrooms both with ceiling fans and floorboards
- Updated bathroom with shower, vanity and toilet
- Enclosed yard
- Street parking only

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

2 1 0

FOR RENT
$620 Per Week

VIEW
By Appointment

AGENTS

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AGENCY

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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.

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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: Air conditioner in lounge, 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.

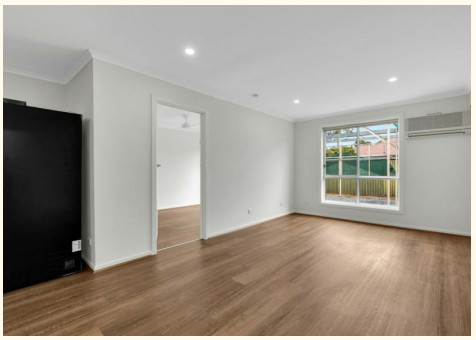
Disclaimer: All information provided has been obtained from sources we believe to be accurate; however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

MORE DETAILS

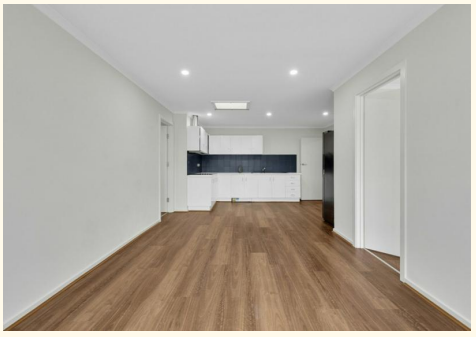
Property ID	2ER5FDZ
Property Type	Unit







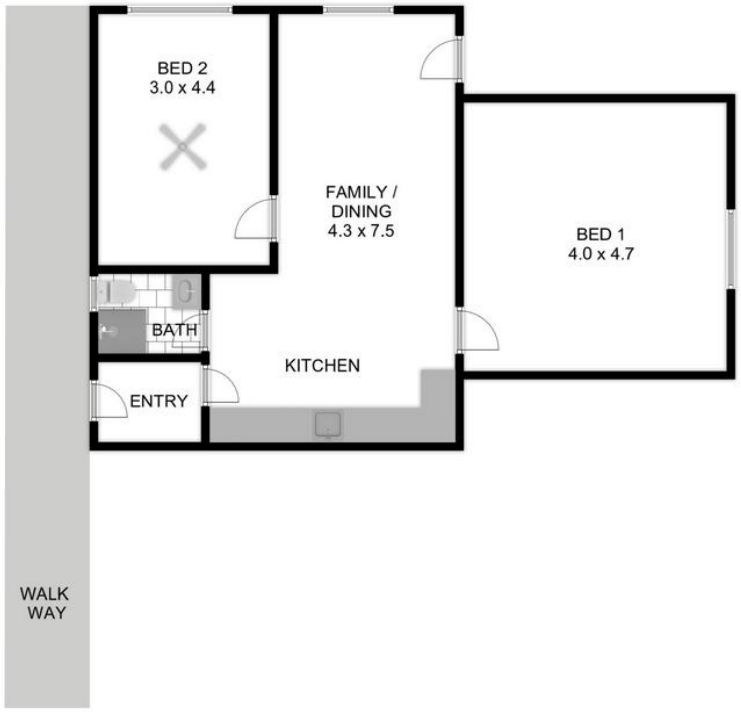




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2/24 KILDARE AVE, MARDEN SA 5070

67.30 M²

GRAND TOTAL

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

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