

24 Kildare Avenue, Marden

Secure a Premium Land Opportunity in Marden

Welcome to 24 Kildare Avenue, Marden - an outstanding opportunity offering strong land value in a highly desirable and tightly held suburb.

Set on a generous 688m² approx allotment with and 18.90m approx frontage, the property features 5 bedrooms, 2 bathroom and 2 kitchens, providing flexible living arrangements or potential rental income.

This is an ideal option for investors, developers or buyers looking to secure a quality site with future potential (STPC), whether to renovate, rebuild or landbank.

Located within a highly sought after school zone and close to quality public and private schools, shopping centres, parks and public transport, this address offers excellent convenience. Just a short drive to the Adelaide CBD, Marden continues to be a strong growth suburb with high demand.

Key Features:

- Prime land value opportunity
- 5 bedroom, 2 bathroom 2 kitchens

5 2 2

AUCTION

Sat 18th Jul @ 2:00PM

VIEW

By Appointment

AGENTS

Lisa Xu
0432 235 818
lisa.xu@ljhadelaidemetro.com.au

AGENCY

LJ Hooker St Peters
(08) 8362 8008

- In original condition.
- Flexible living or investment potential
- Located in sought after school zone
- Close to schools, shops, parks and transport
- Easy access to Adelaide CBD
- Excellent future potential (STPC)

A rare opportunity to secure a substantial landholding in a blue chip eastern suburb location.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

- * 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	2EEXFDZ
Property Type	House
Land Area	688 m2
Including	Toilets (2)

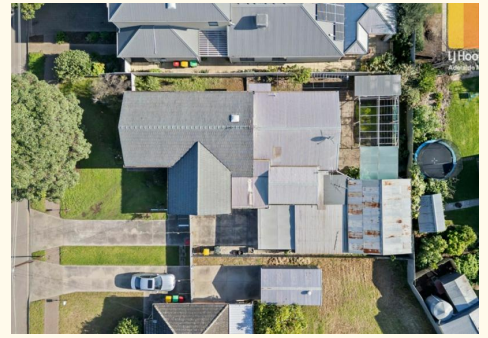
Lisa Xu 0432 235 818

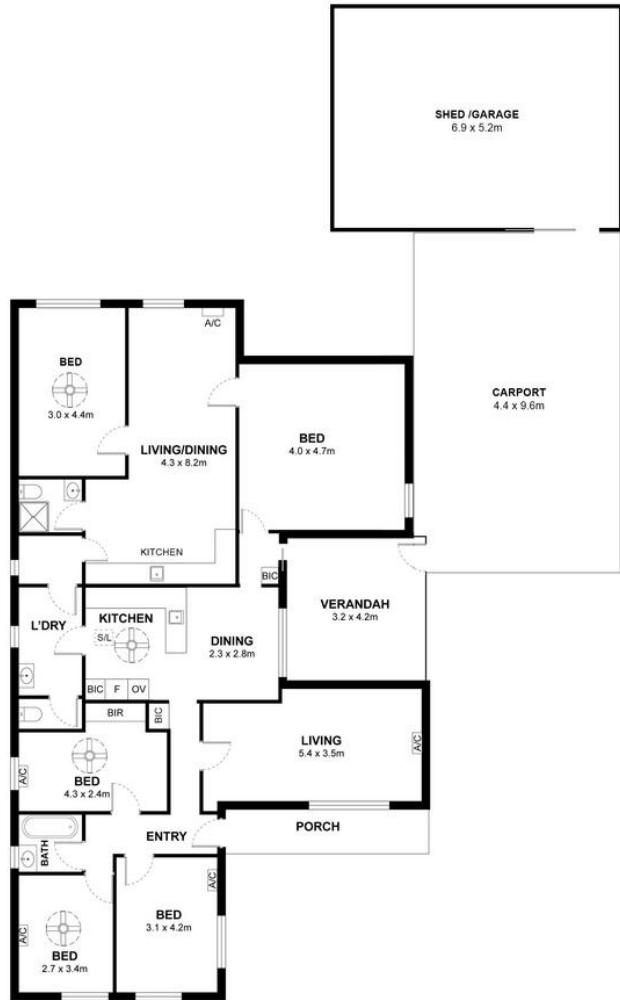
Sales Consultant | lisa.xu@ljhadelaidemetro.com.au

LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au





24 Kildare Avenue, Marden SA 5070

Disclaimer: The information & figures obtained within this document has been compiled from information provided by vendor & sources that we believe are reliable. No warranty is given to their accuracy & all figures are subject to change without notice.