



3/18 Battams Road, Marden

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## Stylish Unit in a Great Location

Built in 1973, this 2-bedroom strata title unit in a quiet group of 9 offers a low maintenance lifestyle within 5km of the CBD and close proximity to Linear Park.

**FOR SALE**  
\$569,000 - \$599,000

### AGENTS

Bruno Caporella  
0439 679 020  
brunoc@ljhsales.com.au

In a wide tree lined street the location does not get any better. Whether you are looking for an investment property or a place to call home this beautifully presented unit is sure to please.

### AGENCY

LJ Hooker Property Specialists  
(08) 8289 6660

Features you will love:

- Updated kitchen with timber benchtops, ample storage space and dishwasher
- Well-presented living area
- Two good sized bedrooms, bedroom 2 with built-in-robe
- Modern bathroom
- Ducted reverse cycle air conditioning
- Polished floorboards
- Separate laundry
- Undercover parking
- Rear courtyard with veranda for year-round entertaining

Close to all the amenities you require, don't hesitate, enquire today!  
Current rental appraisal available on request.

All information provided has been obtained from sources we believe

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**

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 and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.  
RLA 208516

## MORE DETAILS

Property ID	2CJJGJU
Property Type	House
House Size	81 m2
Including	Ducted Cooling Ducted Heating Dishwasher Floorboards Built-in-Robes

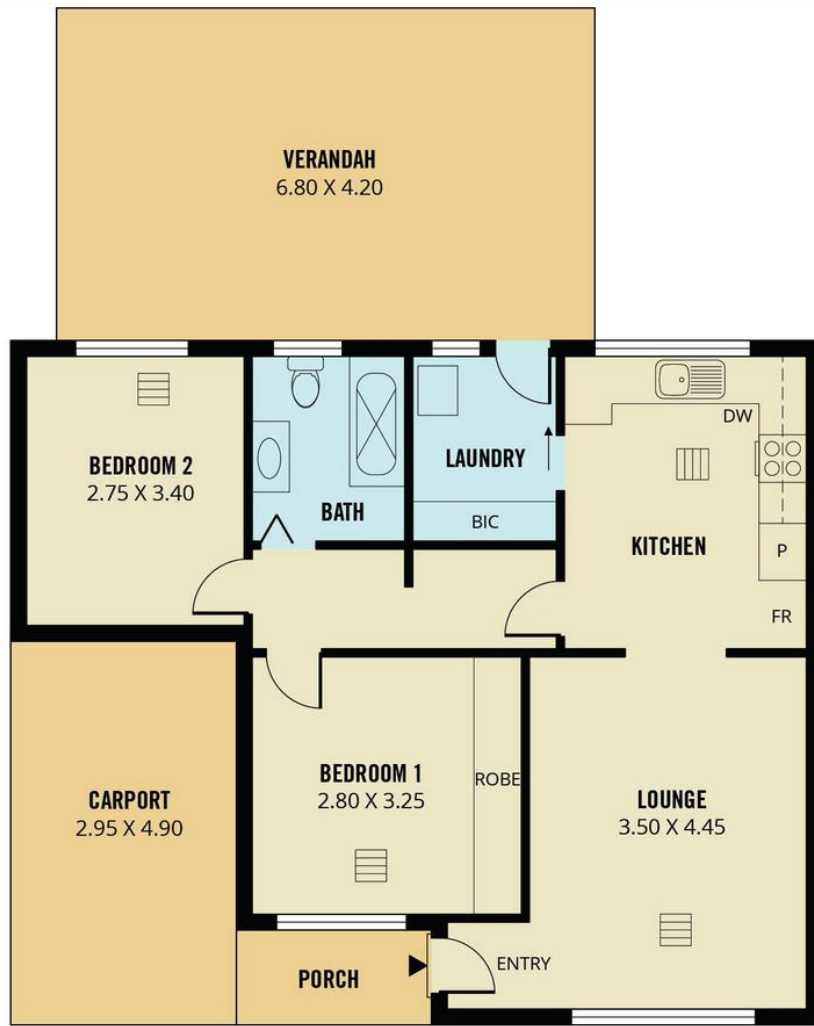
**Bruno Caporella 0439 679 020**

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**LJ Hooker Property Specialists (08) 8289 6660**

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**120m<sup>2</sup>**

**TOTAL**

72m<sup>2</sup>

Living

2m<sup>2</sup>

Store

14m<sup>2</sup>

Carport

3m<sup>2</sup>

Porch

29m<sup>2</sup>

Verandah

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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