



4/211 O G Road, Marden

A Rare Find with Room to Grow

Positioned privately at the rear of the group, this unique two bedroom unit offers an opportunity rarely found in today's market. Set on an impressive 404sqm (approx.) allotment, this is far more than your typical unit, combining generous outdoor space with exciting scope to renovate, extend or simply enjoy as is.

Built in 1976, the home welcomes you with a striking soaring raked ceiling that creates an immediate sense of space and character. The light filled, north facing open plan living and dining area is complemented by newly laid carpet, while large windows invite an abundance of natural light throughout the day.

The functional kitchen provides ample bench and cupboard space, making everyday living both practical and comfortable. The main bedroom features built-in robes and is conveniently serviced by the central bathroom, while the versatile upstairs second bedroom offers the perfect opportunity for a guest room, home office or creative workspace.

Stepping outside is where this property truly sets itself apart. The expansive rear yard provides endless possibilities for entertaining, gardening or future improvements. With vehicle access into the backyard, you'll also find a valuable double garage and cellar, adding

2 1 3

FOR SALE

Please Call

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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exceptional storage and functionality rarely seen in unit living.

Completing the package is an unbeatable Marden location. Enjoy the convenience of having shopping, cafes, restaurants, public transport and the scenic Linear Park all within easy reach, while Adelaide's CBD is only minutes away. With so many everyday amenities at your doorstep, you'll find yourself leaving the car at home more often than not.

Whether you're a first home buyer, downsizer, investor or renovator looking to unlock the property's full potential, this is an opportunity that is sure to impress.

A unique offering where land, lifestyle and future potential come together in one outstanding Marden 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.

RLA 61345 RLA 282965 RLA 231015

MORE DETAILS

Property ID	WTFFDG
Property Type	House
Land Area	404 m2
Including	Toilets (1)

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Lower Level: 64m²

Upper Level: 23m²

Carport: 16m²

Garage: 32m²

Cellar: 7m²

Total: 142m²

Measurements are approximate



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