



1/24 Kent Street, Marden

## Sold by Greg Nicholls of LJ Hooker Adelaide Metro

Nested behind its private gated entry, this peaceful street facing semi-detached unit will delight downsizers, first time buyers and investors looking for a quality eastern suburbs location. Imagine walking across the road every morning to your pool oasis, with 18 lanes - due for completion in 2026. Then there's the short walk to the O-Bahn Busway whisking you away to the Adelaide CBD in minutes. Low on quality food or wine? Just walk to the end of the road to the Marden Shopping Centre! The magnificent walking and cycling paths of Linear Park are also close at hand.

As you enter, you will love the open layout that creates a warm and inviting ambience, perfect for entertaining guests or simply relaxing after a long day. This light-filled area features timber floorboards, neutral decor, split system air-conditioning and ceiling fan for year round comfort.

Enjoy the abundance of natural light that bathes the kitchen, creating an inviting and vibrant atmosphere. The open plan design seamlessly connects the kitchen with the dining and lounge area, promoting a sense of togetherness and easy flow. Indulge in the convenience of a gas cooktop and oven, perfectly complemented by a sleek stainless

2 1 3

**FOR SALE**  
Contact Agent

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### AGENCY

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steel sink. The breakfast bar provides a versatile space for casual dining or socialising while preparing culinary delights. With ample space, you'll have all the room you need to keep your kitchen organised and clutter free.

The two bedrooms are generously sized and benefit from built-in robes to keep everything neat and tidy. The master bedroom also has all important split system air conditioning to keep you cosy in winter and cool in the summer months. A well appointed bathroom with vanity, handy separate laundry sink and touch of character with its stained glass folding doors will be the perfect start to each day.

You will be pleasantly surprised by the sheer size of the front garden, which allows for extra vehicles or provides scope to landscape to your hearts content. The available space just oozes potential everywhere you look! There is also an excellent shed to store everything away.

Features you will love:

- Semi-detached, double brick build
- Quiet and very private street facing unit
- Split system air conditioning to lounge and master bedroom
- Ceiling fans
- Modern open plan living, bathed in natural light
- Great sized kitchen with gas cooktop and oven
- Both bedrooms benefit from built-in robes
- Timber floorboards and neutral decor
- Linen cupboards for extra storage
- Huge front garden, with a second rear yard and shed
- Gas hot water service
- Multiple parking options with huge driveway
- Outstanding location, close to all amenities

Be quick to snap this outstanding unit with so much potential !

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.

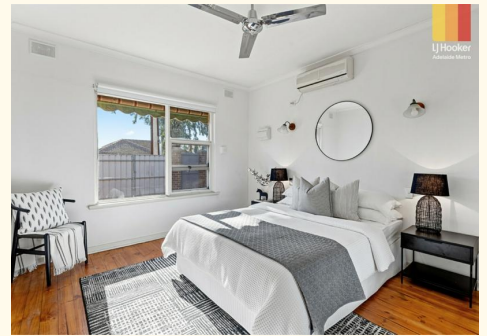
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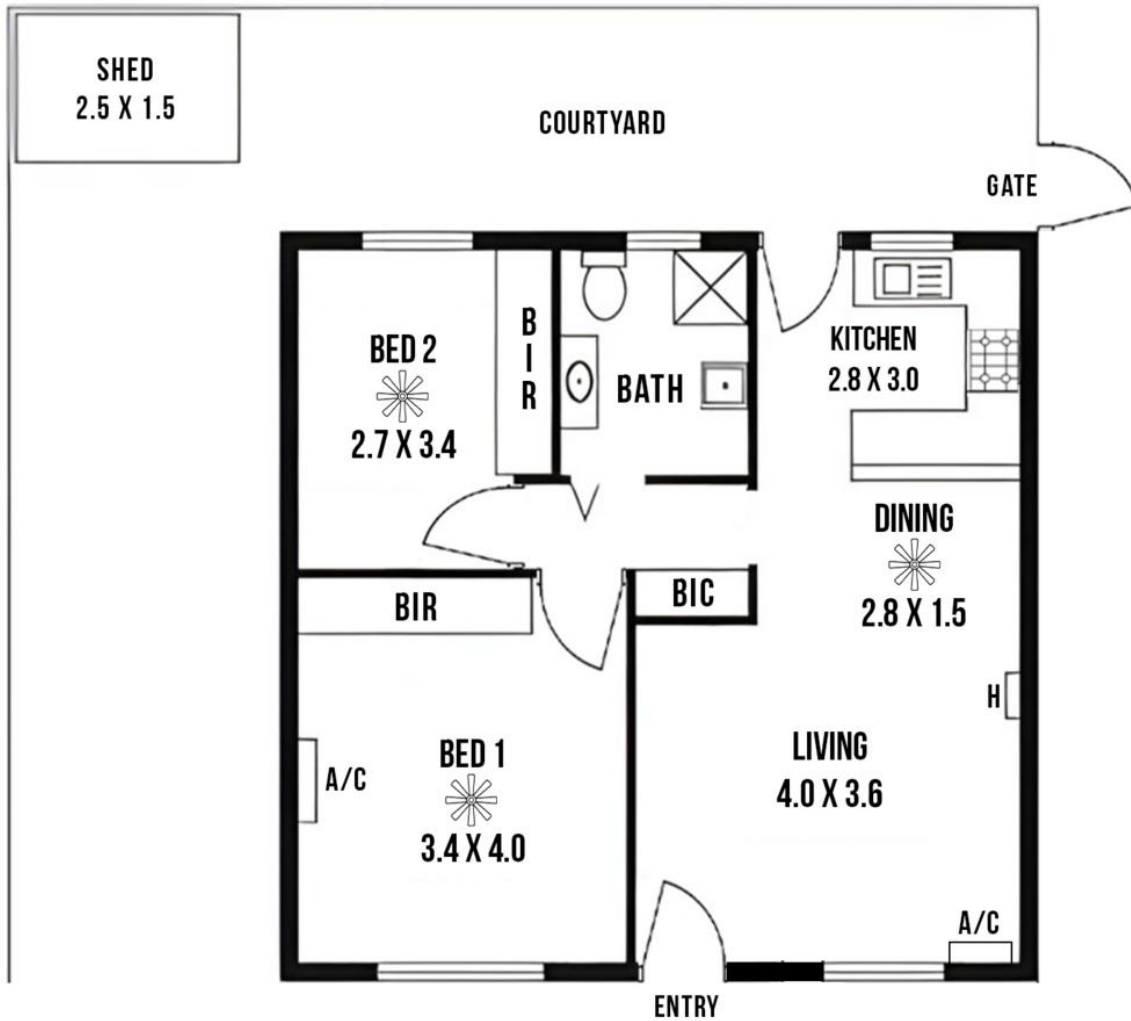
## MORE DETAILS

Property ID                    2DTWFDZ  
Property Type                Unit

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