

## Marden, 3/80 Battams Road

Stylish Unit in a Great Location!

Built in 1975, this updated 2-bedroom ground floor unit in a quiet group of 6 offers a low-maintenance lifestyle within 5km of the city.

In a wide tree lined street surrounded by beautiful quality homes, the location does not get any better. Whether you are looking for an investment property or a future home this property ticks all the boxes.

Features you will love:

- \* Updated kitchen with timber bench tops
- \* Two bedrooms both with built in robes and ceiling fans
- \* Updated bathroom
- \* Living area with split system R/C - A/C
- \* Separate laundry
- \* Two spacious private courtyards



**Disclaimer:** 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.



**For Sale**  
\$540,000 - \$580,000

**View**  
[ljhooker.com.au/2BN2GJU](http://ljhooker.com.au/2BN2GJU)

**Contact**  
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[brunoc@ljhsales.com.au](mailto:brunoc@ljhsales.com.au)

**LJ Hooker Greenwith | Golden Grove  
| Mawson Lakes | Modbury  
(08) 8289 6660**

- \* Undercover car park
- \* Ground floor unit in a quiet group of six
- \* Fully fenced and gated perimeters
- \* Within close proximity to public transport and the Linear Park walking trail

Currently tenanted until December 2025 for \$460 per week.

Don't hesitate, enquire today!

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

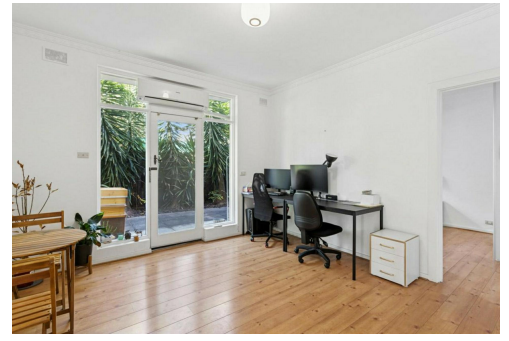
RLA 208516

## More About this Property

<b>Property ID</b>	2BN2GJU
<b>Property Type</b>	Unit
<b>House Size</b>	65 m2
<b>Including</b>	Air Conditioning Courtyard Built-in-Robes Fully Fenced

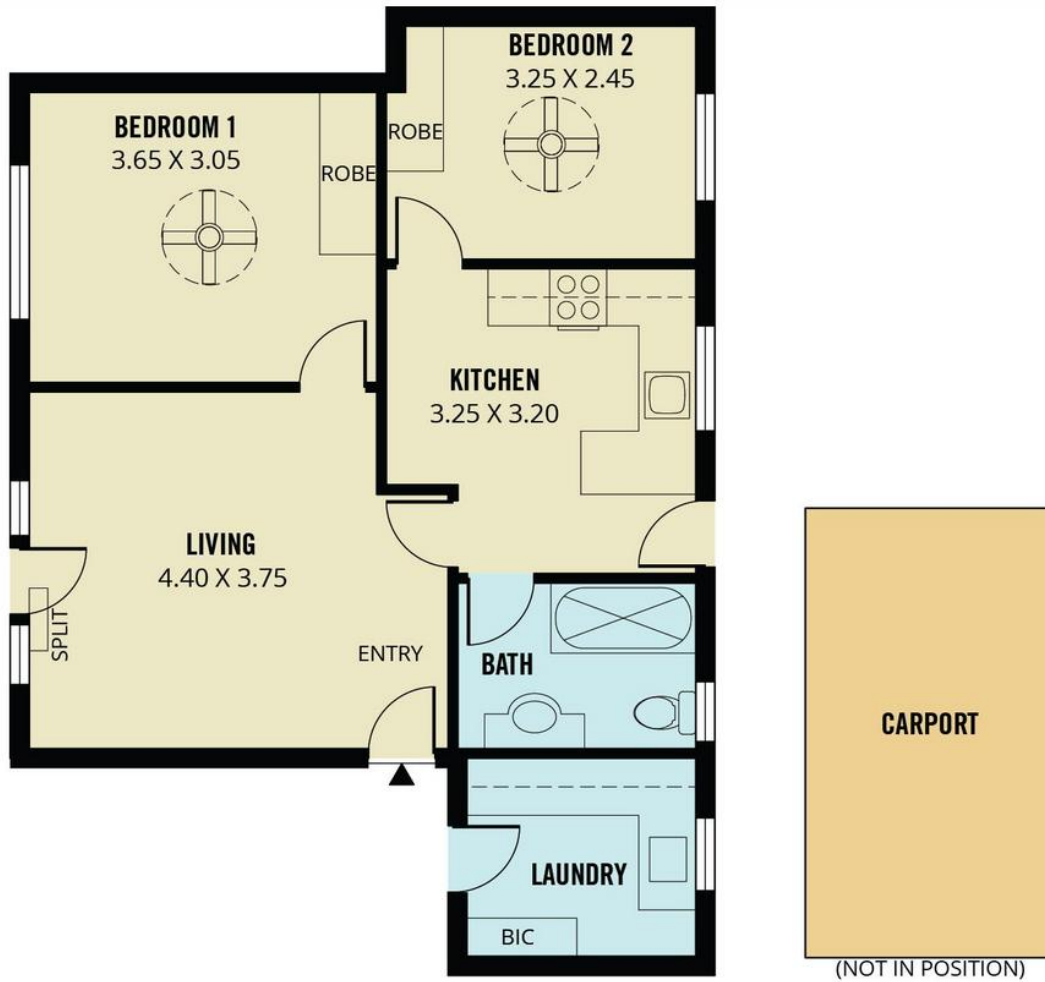
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81m<sup>2</sup>

**TOTAL**



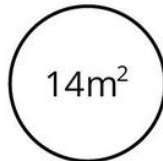
62m<sup>2</sup>

Living



5m<sup>2</sup>

Shed



14m<sup>2</sup>

Carport

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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