



## Marden, 6/80 Battams Road

Sold by Marie Brus

2 1 1

With Linear Park only a short stroll away, this comfortable unit comprises 2 bedrooms and a private balcony. A separate laundry/storage room and undercover carpark provides a hard to match lifestyle.

Privately located at the rear of a small quiet group of 6 only 5 kms from the CBD and easy access to Marden Shopping Centre, Walkerville and The Parade. Numerous private colleges including Wilderness and St Peters College are nearby. Zoned Marryatville High School and East Adelaide Primary School.

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,

### For Sale

\$410,000 - \$430,000

### View

[ljhooker.com.au/2CZPFDZ](http://ljhooker.com.au/2CZPFDZ)

### Contact

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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 About this Property

Property ID	2CZPFDZ
Property Type	Unit
Including	Balcony

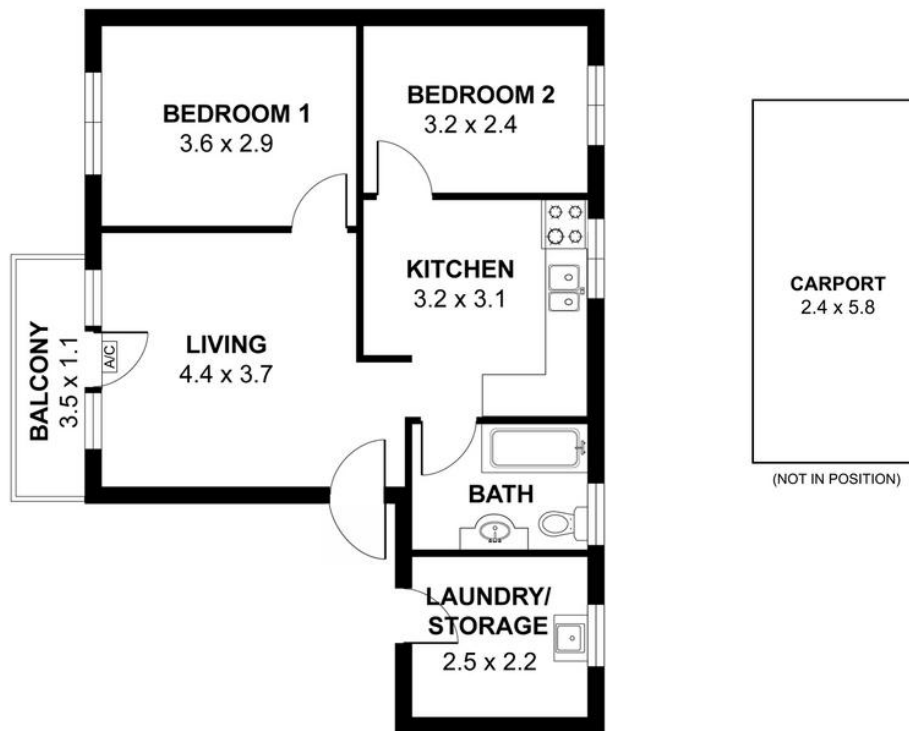
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☐ Interior Living - 65m<sup>2</sup>

☐ Balcony - 4m<sup>2</sup>

☐ Total - 69m<sup>2</sup>

Measurements are approximate



## 6/80 Battams Road, Marden, SA 5070

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