



2/14 Marian Road, Payneham

2 1 1

People Love Payneham - Private Park-like Garden area - Yes Please!

FOR SALE

\$650,000

VIEW

Sun 26th Jul @ 11:30AM - 12:00PM

AGENTS

Gabrielle Overton

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AGENCY

LJ Hooker Kensington | Unley

(08) 8431 6088

Established in the 1850's, Payneham has a head start on "Newbie" suburbs. It's historic, trendy, private and much loved. Quiet streets, a perfect blend of historic homes, cottages, villas and bungalows with the era of the strata units welcomed by all who aspired to buy in one of Adelaide's enduring suburbs. Many unit blocks are still held by owners or the families of original immigrant builders. Now's the time to write your chapter in Payneham history.

This 1970's built, group of five units has an unexpected, spacious, private park-like area, fenced from street and cars - ideal to sit out and catch the sun, an amazing playground, uninterrupted and safe.

Tightly held, a must to view with open plan living dining area, polished boards, compact kitchen with double sink. The main bedroom to the front of the home has a very generous inbuilt robe, overlooking the lawned view with the second, carpeted double bedroom having a rear courtyard outlook. The bathroom/laundry combo is fresh and has a small bath, handy if looking for a family property. Kids love the bathtime routine.

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

With little to do, as it's a fuss free option, spend your time creating memories at the many upmarket foodie locations scattered throughout this and surrounding suburbs of Glynde, Stepney and the famed Norwood Parade. It's Adelaide's undisputed leading High Street (we're biased) along with Magill and Payneham Roads and loads of events, galleries, tours and trails or stumble across a brand new bar on the "Eastside Wine and Ale Trail" or "Food Secrets" a culinary trail where you can meet hands on artisan producers, boutique coffee roasters, classic manufacturers, or the next gen of food gurus, micro-breweries, and urban wineries throughout Payneham and surrounds. Less than 5 km to the city, close to the amazing parklands & River Torrens Linear Park - it's all about doing, discovering and immersing yourself in the best of the best food, fashion, amenities and services. Adelaide CBD and Rundle Mall minutes away.

Leading schools and colleges from the Zoned Trinity Gardens Primary School and Marryatville High School to historic St Peters College, St Andrews at Walkerville, Loreto College, Pembroke and St Ignatius, all held in high regard are in close proximity.

PEOPLE WHO WILL LOVE IT:

Professionals (Upgrade to high standards)

Downsizers, First home buyers, Singles, Renovators, Investors

- Northern Sun
- Park like open area
- Neutral decor tones
- Polished boards
- Split System A/C
- Ceiling fan main bedroom
- Light and bright LED throughout
- Rear paved area and garden shed
- Easy Access

\$650,000

CT Volume 5048 Folio 391

Council: Norwood Payneham St Peters Council

Council Rates: \$1,415.43 per annum (approx.)

Water Rates: \$203.37 per quarter (approx.)

Strata Rates: \$177.49 per month (including Sinking Levy) (approx.)

Year Built: 1971 (approx.)

To make an offer, copy and paste the below link into your browser:

<https://prop.ps//cEheQs8idpfy>

MORE DETAILS

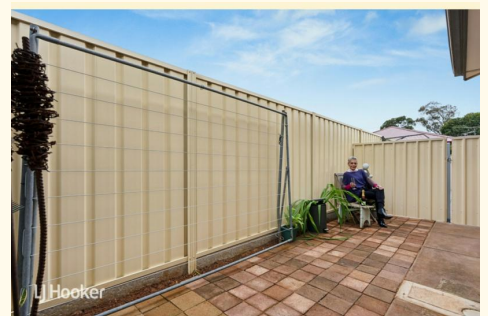
Property ID	61RYFDJ
Property Type	Unit
House Size	62 m2
Including	Air Conditioning
	Courtyard
	Outdoor Entertaining
	Floorboards
	Built-in-Robes

Gabrielle Overton 0416 080 525

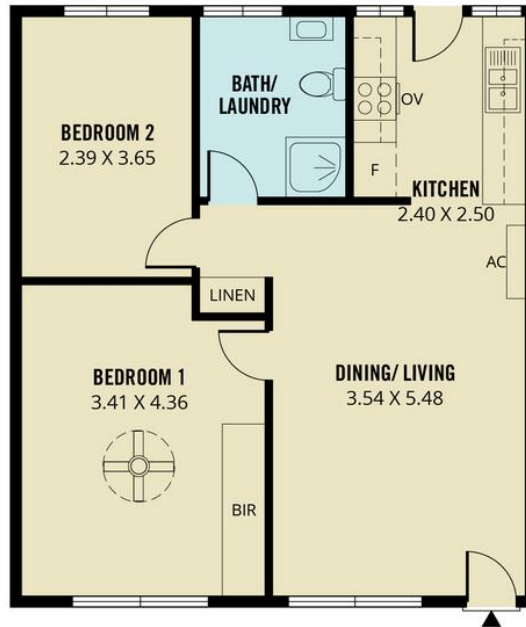
Sales Consultant | goverton@ljhkensingtonunley.com.au

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62m²

TOTAL



62m²

Living



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. Produced by **The Fotobase Group**