

2/167 Marian Rd, Firle, SA 5070

\$280,000 - \$295,000

Unit 2   



## YOUR SEARCH STOPS HERE

Are you looking to invest or live in a unit with all the modern touches in a well located single level group all in near city location without a huge price tag?

**Open for Inspection**

By Appointment.

Then this may be the one, this two-bedroom unit has been refreshed and revitalised over the past couple of years offering not only comfortable living but also excellent value for money.

All the arduous work has been already been done. All you will need to do is either move straight in or select the right tenant.

This unit was built in the 70's but has now fitted out with today's modern touches to meet the needs of modern lifestyles. The new kitchen features 2 Pac white cabinetry and a stainless-steel dishwasher. The modern bathroom sparkles and the unit is freshly painted throughout. The new Stain Master carpets in the bedrooms have only been walked on by the carpet installation company and are 100% free from marks and dents. The timber laminate flooring continues the modern feel and is easy to clean. There is a small private paved courtyard to the rear which is ideal to sit out and have a coffee or BBQ. The carport is to the rear of the unit group in a very private location.

It is positioned perfectly for those who need to commute to the city with plenty of public transport options available within a short walk. The Firle shopping hub is just a hop skip and jump away along with many other wanted amenities. This is a must see property as it affordable, adorable and completely renovated.

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary council consents.

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice - RLA 46442

### Listed By



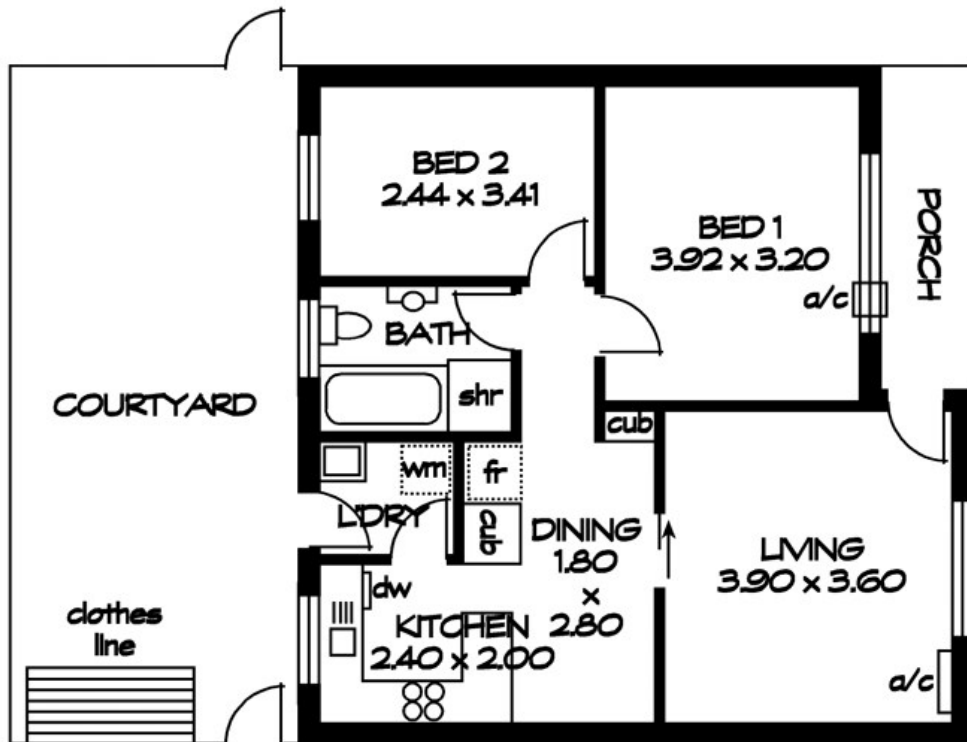
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Floorplan



AREAS (approx)	m <sup>2</sup>
LIVING:	62
PORCH:	5
TOTAL	67