



12 Alexander Lane Marden SA 5070

 3  2  2

\$715.00 pw

Date available: Now

[Book Inspection](#)

Designer 3 Bedroom Townhouse.
Stylish & Immaculate Condition.

OPEN INSPECTIONS:

Wednesday, 04/12/24 at 10.45 - 11.00am

REGISTER: Please register your interest in this property by clicking on the Book Inspection Button or Email/Call Agent button. You will be informed of any inspection times. It is imperative that you register your attendance at our inspections.

Available date: The tenancy start date will be confirmed during the Application process.

This designer townhouse offers spacious living, a large private balcony, quality flooring throughout and much more. An excellent opportunity to move in and enjoy this secure lifestyle.

This home is nestled in this quiet pocket of the leafy inner-east. Natural light and modern features throughout the home. The home is alongside similar style homes, beautiful tree-lined streets and parks/sittings areas - just a minute away.

Close to the scenic River Torrens and Linear Park, playgrounds, local cafes, vibrant shopping hubs including Marden, Walkerville Terrace and Parade Norwood all enroute to the CBD a mere 8-minutes from your front door!

The second level features the ultimate entertaining hub - modern kitchen with stone bench tops, pendant lighting and stainless-steel appliances including dishwasher. Gas cooktop and plenty of cupboard space. Wow factor!

The second level also features the light filled master bedroom which includes a private ensuite bathroom and walk in robe. There is a separate WC conveniently located near the main living area.

The ground level includes two more spacious bedrooms both including built in cupboards and complemented with a full bathroom. The laundry room is also of good size.

Other features:

SCHOOL ZONING - Easy reach to both Vale Park and East Marden Primary moments away - Zoned for the highly reputable Marryatville High.

Light, bright and airy open-plan entertaining with effortless alfresco flow to the fresh air balcony.

The ground floor bedrooms both have direct access to the outdoor patio/backyard access with high fencing and no-mow lawns.

Handy understairs and entry storage.

Ducted air conditioning throughout - for year-round climate comfort

Secure single car garage with electric roller door and internal entry.

Extra off street carparking " front of the garage.

Alarm system.

Clothesline.

Water supply and water usage to be charged to the tenant, as legislated.

NBN: Please check with your internet provider if this service is available.

Please call us on 0411703383 for further questions.

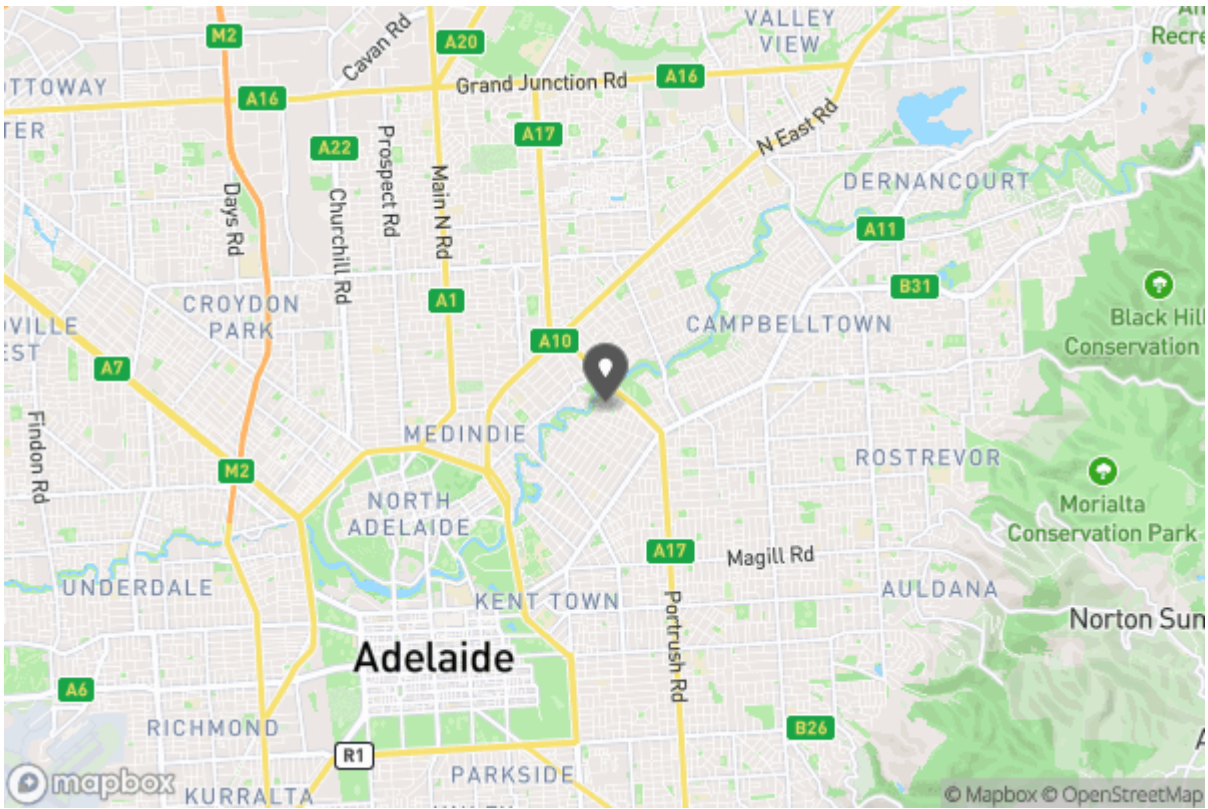
Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

Gallery





Location Map



Floor Plans



12 ALEXANDER LANE, MARDEN

TOTAL: 101sqm

1. Not to scale | 2. Design for marketing purposes only | 3. Measurements are approximate | 4. Photos by Bruse Real Estate



Don't forget to confirm your inspection by SMS or email

Property Management

rental3@bruse.com.au

0411 703 383
357 Greenhill Road
Toorak Gardens SA 5065



Why Book with Bruse Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.

Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=AB-BRUSERE&uniqueID=1P3954>