



23 Dudley Road Marryatville SA 5068

 3  2  2

\$550 per week

Date available: 30 July 2021

[Book Inspection](#)

## LOW MAINTENANCE TWO STOREY HOME IN ENVIABLE LOCATION

\*\* If you have recently visited an area that has been nominated as a coronavirus hotspot, or are unwell, or have been in contact with someone who is ill, please be respectful of the well being of others and reconsider entering this property \*\*

We thank you for your understanding and cooperation during this time.

A wonderful low maintenance home perfectly positioned in this highly-enviable location. The home opens to an open plan front living room with a kitchen overlooking the family/dine area to the rear. Upstairs is another versatile living/TV/study area plus 3 bedrooms.

The home has a double, side by side carport and a private front and rear garden. Perfectly positioned in this highly-enviable location.

Property Features include:

\* Video intercom to front gate

\* Front formal living plus open plan kitchen, dining and family area to the rear

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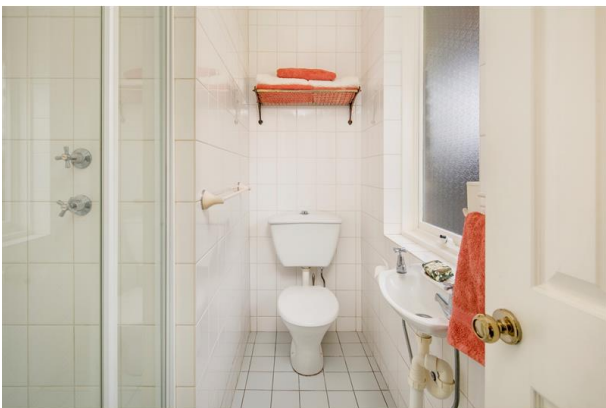
- \* Kitchen with a Miele dishwasher, 4 burner gas cooktop and electric oven
- \* 3 large bedrooms, two with built-in robes
- \* Master bedroom with walk-in robe and access to the two-way bathroom
- \* 2 bathrooms, one on each level
- \* Laundry with direct side access
- \* Ducted reverse cycle air conditioning plus a split system downstairs
- \* Upstairs living/TV area
- \* Ceiling fans upstairs
- \* Roller shutters to windows
- \* 3.5KW Solar panels
- \* Automated watering system to the garden
- \* Double side by side carport with auto doors
- \* Zoned for Marryatville Primary and the highly reputable Marryatville High School

Need a property management executive to appraise or manage your investment property? Click the link!  
<https://www.taplin.com.au/rent/rental-appraisal/>

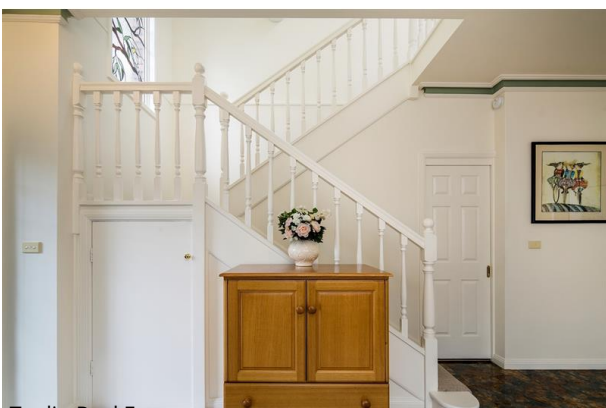


# Gallery





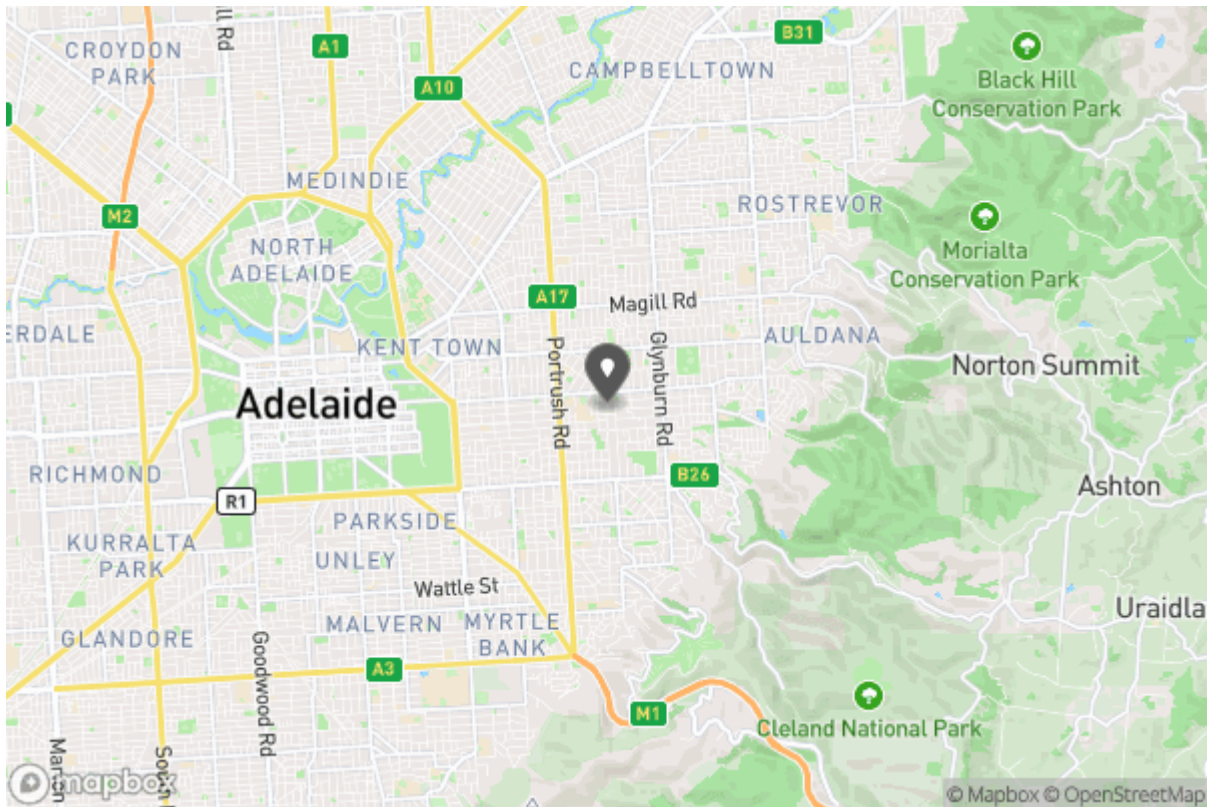








# Location Map



# Floor Plans







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

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## Why Book with Taplin 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/Form?AgentID=AB-TAPLIN&UniqueID=1P9978)

<https://2apply.com.au/Form?AgentID=AB-TAPLIN&UniqueID=1P9978>