



## 52 Marcian Avenue ELIZABETH DOWNS SA

3 1 1

\*For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser\*

Virtual <https://my.matterport.com/show/?m=TJC8ezUfaAP> Tour Link:

To submit an offer, please copy and paste this link into your browser:  
<https://www.edgerealty.com.au/buying/make-an-offer/>

Mike Lao, Tyson Bennett and Edge Realty RLA256385 are proud to present to the market a sensational starter with multiple living spaces for entertaining or relaxing, and located within a quiet, family-friendly street, you'll slip into a life of ease at your new abode whether you're a savvy investor, first home buyer or a growing family.

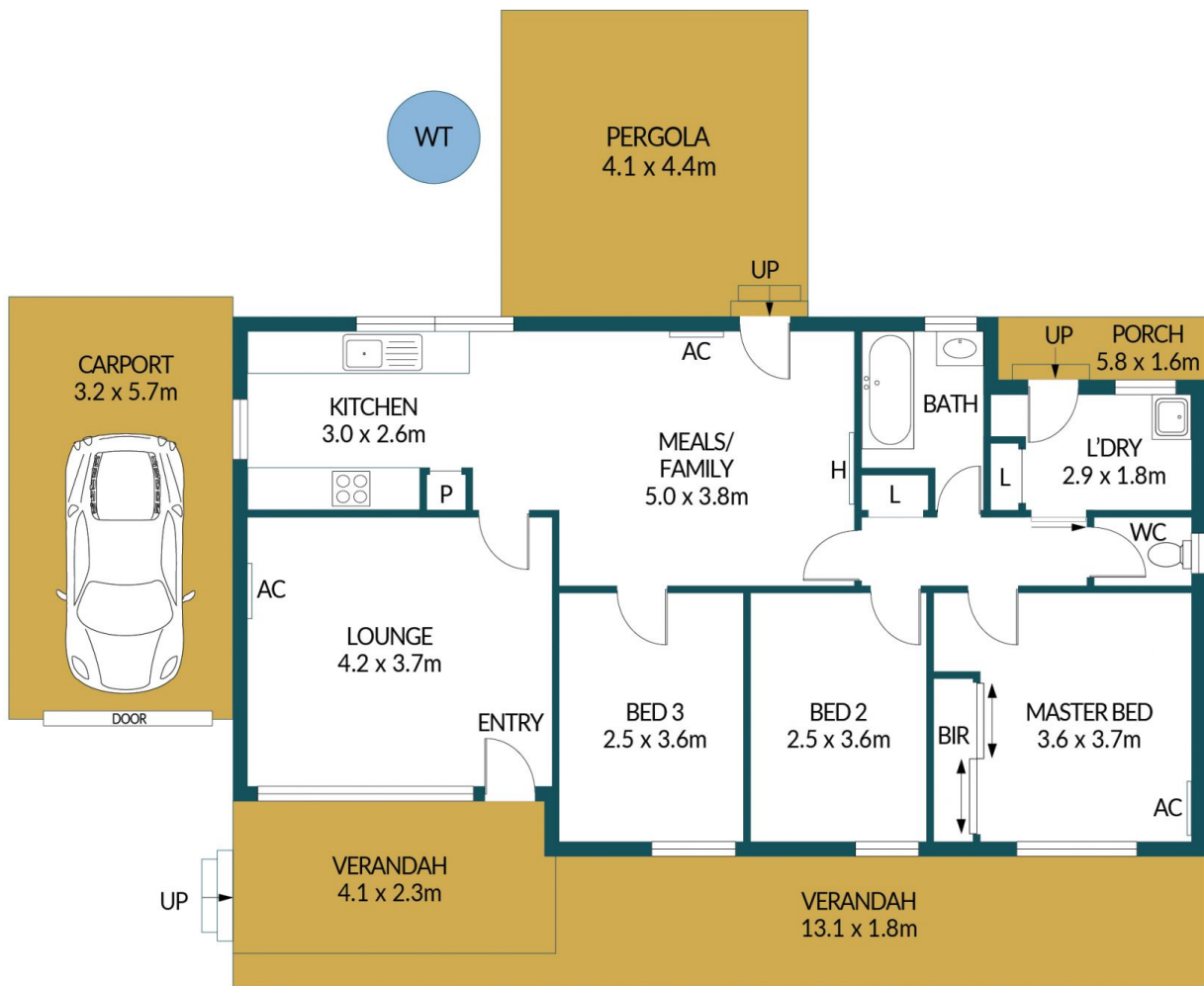
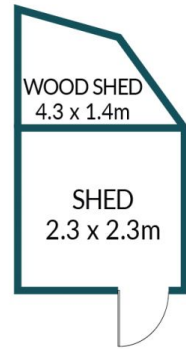
**Price** : \$ 516,000  
**Building Size** : 96 sqm  
**Land Size** : 680 sqm  
**View** : <https://www.edgerealty.com.au/sale/sa/north-north-east-suburbs/elizabeth-downs/residential/house/7914492>



**Mike Lao**  
0410390250



**Tyson Bennett**  
0437161997



## 52 MARCIAN AVENUE, ELIZABETH DOWNS

### Disclaimer

Plans shown are for marketing purposes only. All dimensions are approximate and not to scale. They are subject to errors and inaccuracies and no liability will be accepted. Interested parties should make their own enquiries. Inclusions and exclusions must be confirmed in the Residential Contract.

### APPROXIMATE DIMENSIONS

LIVING:	96.3m <sup>2</sup>
CARPORT:	18.2m <sup>2</sup>
VERANDAH:	42.26m <sup>2</sup>
PERGOLA:	18.04m <sup>2</sup>
SHED:	11.3m <sup>2</sup>
TOTAL:	186.1m <sup>2</sup>