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## EXCLUSIVE OFF MARKET



### 4/54 Marlborough Street Fulham Gardens SA

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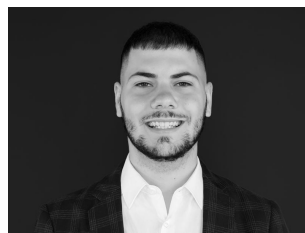
TWO BEDROOM UNIT IN CLOSE-TO-BEACH LOCATION!

View : <https://www.ous.property/sale/sa/western-beachside-suburbs/fulham-gardens/residential/unit/7905046>

Welcome to this well-kept upstairs corner unit located strategically at 4/54 Marlborough Street, nestled in the heart of Fulham Gardens.

This unit seamlessly blends timeless tradition with modernity, appealing to investors, first-time homebuyers, or those seeking a cozy downsizing option.

Perched on the second level, the unit showcases rejuvenated interiors, providing a blank canvas for your personal touch. Two bedrooms, complete with built-in robes and fully carpeted floors, create a tranquil retreat for restful nights. The living area features floating floorboards, a reverse cycle split system air conditioner and ceiling fan,

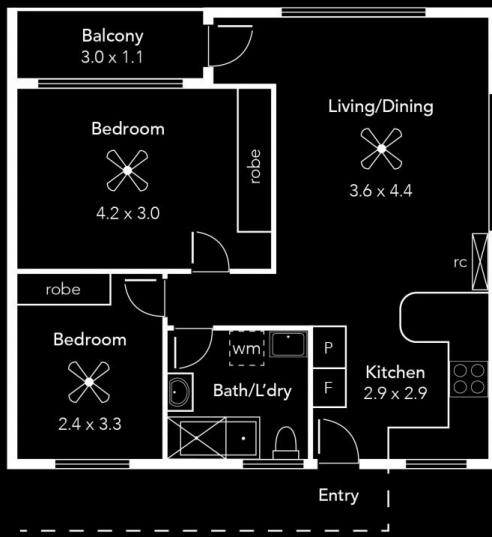


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<https://www.ous.property>



\*Not in position.

\*To check measurements



Please ask your agent  
for a tape measure

Area (Estimate only)

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Living	54.42 m <sup>2</sup>
Balcony	3.3 m <sup>2</sup>
Courtyard	24.57 m <sup>2</sup>
Carport	11.28 m <sup>2</sup>
Total	93.57 m <sup>2</sup>