



Leased



52 Hallett Boulevard, Allenby Gardens

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## Amazing House Nestled Right In Between The City and Beach

A truly remarkable home in which your whole family will be able to spread out

This is an absolute opportunity to reside in one of Allenby Gardens' top tier properties. Everything a discerning tenant could want. Space galore, and room for all the family to enjoy their own space, or come together in of many communal living areas.

Close to the beautiful Linear Park with walking, tennis bbq's and bike trails. Walking Distance to the Brickworks shopping center.

You will need to be fast as these kinds of properties are not available often, and it will lease quickly.

### Features:

- Magnificent master bedroom.
- Large en-suite bathroom with his and hers vanity and bidet.
- Renovated bathroom
- Separate large, sun-filled dining and living areas on bottom floor
- Stunning kitchen with 2 x wall ovens and built in convection microwave & dishwasher
- Formal dining
- 3 x Spacious double bedrooms, with built in robes and ceiling fans

### FOR RENT

Please Call

### AGENTS

Jennifer Zhang  
08 8352 7111  
pm6@ljhooker.me

Lauren Simionato  
08 8352 7111  
pm7@ljhooker.me

### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- on upper level
- Study or 5th bedroom on bottom level
- Butlers pantry
- Superb large living/TV room on upper level
- Ducted reverse cycle air-conditioning throughout
- Outdoor kitchen, in peaceful entertaining area
- Double, panel lift door garage
- Low maintenance yard, with shed
- Save on energy with solar panels

**Facts:**

Photos for display purposes only

Lease term: 12-month lease

Special condition: The gardener attends periodically to maintain the hedges on behalf of the landlord. All mowing and weeding are the tenants' responsibility.

Water charge: Tenants responsible for water supply and usage

To register your interest and to receive immediate booking confirmation please ensure you follow the below steps:

- [mileend.ljhooker.com.au](http://mileend.ljhooker.com.au) - Locate the property and Book an Inspection
- [realestate.com.au](http://realestate.com.au) - click Request an Inspection Time
- [domain.com.au](http://domain.com.au) - click Email the Agent

By booking an inspection you have made an appointment to view the property, and we will be expecting you personally.

If you are unable to keep the appointment please ensure you cancel your booking via the link on the text or email you receive.

We look forward to seeing you there.

**MORE DETAILS**

Property ID	XXUHDM
Property Type	House
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Built-in-Robes
	Carpeted
	Close to Schools
	Close to Shops
	Close to Transport
	Heating
	Liveability

**Jennifer Zhang 08 8352 7111**

Property Manager Executive | [pm6@ljhooker.me](mailto:pm6@ljhooker.me)

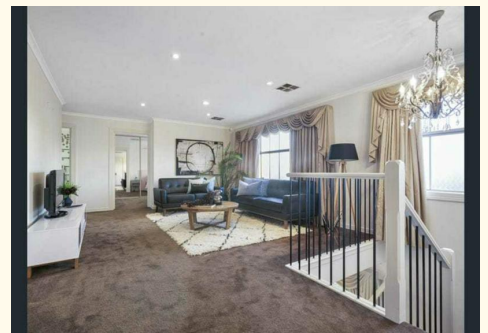
**Lauren Simionato 08 8352 7111**

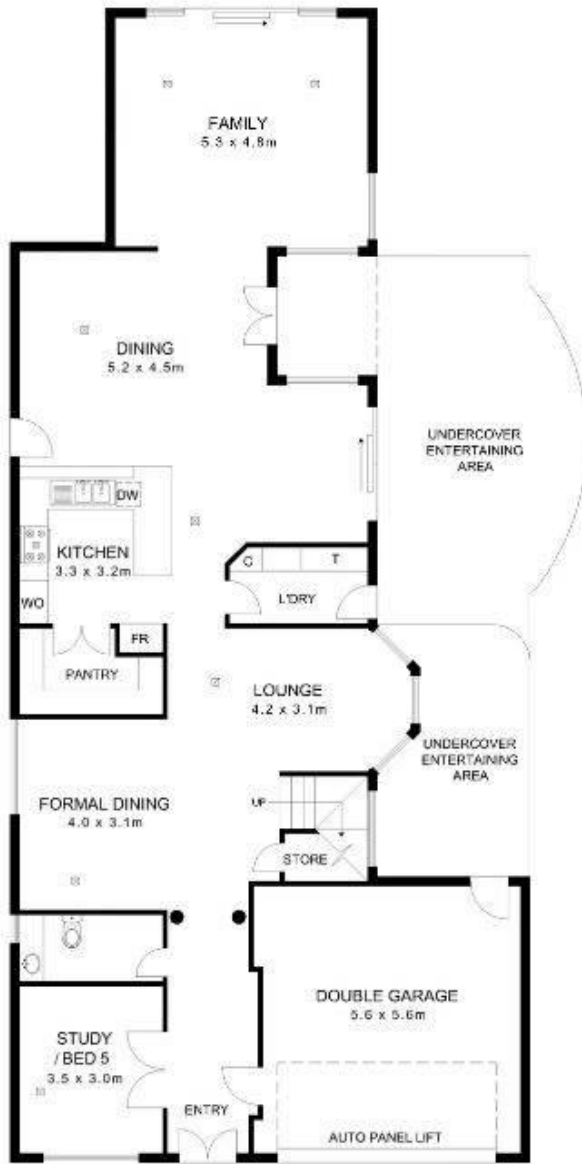
Property Manager | [pm7@ljhooker.me](mailto:pm7@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**

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GROUND FLOOR

AREA	SQ. M.
GROUND FLOOR:	146.09m <sup>2</sup>
FIRST FLOOR:	108.76m <sup>2</sup>
GARAGE:	30.72m <sup>2</sup>
ENTERTAINING AREA:	50.17m <sup>2</sup>
TOTAL APPROX:	335.74m <sup>2</sup>



FIRST FLOOR

52 HALLETT BOULEVARD ALLENBY GARDENS