








11 Callabonna Avenue, Andrews Farm

# Spacious 4 Bedroom Family Home!!!

This home offers many features that make for comfortable family living!!

Features of the home include:

- 4 bedrooms
- Main bedroom with walk-in robe & ensuite
- Built-in robes to bedroom 2 & 3
- Open plan kitchen, dining & family area
- Kitchen boasts gas cooktop, electric oven, rangehood, double sink, dishwasher, pantry & plenty of cupboard & bench space for the chef of the home
- Separate toilet to bathroom
- Pitched verandah perfect for entertaining friends & family
- Rear yard ideal for children to play
- Automatic double panel lift door in the garage
- Additional manual roller door in garage to the rear yard
- Spacious laundry with cupboard storage
- Split system air conditioning in living room
- Security camera system with approximately five external cameras and hardwired cabling, providing additional security coverage around the property.

4 2 2

**FOR RENT**
Please Call

**AGENTS**
Jessica Dimasi
0413 041 287
jessica.dimasi@ljhadelaidemetro.com.au

**AGENCY**
LJ Hooker St Peters
(08) 8362 8008

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.

LJ Hooker

Located just minutes from the new Playford Alive Shop Development, public transport, multiple schools, parks & other amenities.

And much more. An opportunity not to be missed!!

12 Month Lease
The tenant will be liable to pay for all water usage & supply charges (standard in Adelaide).
A twelve (12) month lease is on offer.
Unfurnished

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

## MORE DETAILS

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|---|---|
| Property ID | 2EPDFDZ |
| Property Type | House |

**Jessica Dimasi 0413 041 287**
Property Investment Manager |
jessica.dimasi@ljhadelaidemetro.com.au

**LJ Hooker St Peters (08) 8362 8008**
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