



## Andrews Farm, 11 President Avenue

Attractive Family Home With Great Street Appeal

OPEN INSPECTION TIME: Click REQUEST INSPECTION button on website listing

Rent: \$580.00 Per week

Bond: \$2,320.00

Available Date: 20/09/2024

6/12 Month Lease

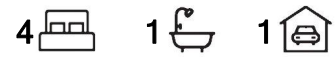
Owners Intent to Sell: No intentions advised

Pets Negotiable

Smoking outside only

Apply online at: [www.2apply.com](http://www.2apply.com)

You are welcome to complete an application form online prior to viewing.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/665CFDC](http://ljhooker.com.au/665CFDC)

**Contact**  
**Wendy Page**  
[wendy.page@ljhces.com.au](mailto:wendy.page@ljhces.com.au)



**Disclaimer:** 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 Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**

Once you have signed up for an inspection time on the website listing, we will contact you via text message with a viewing time.

Do not call for a viewing time; one will be allocated to you once you have signed up via the website.

There will be no exceptions to this process.

Jam packed full of features we love which include:

#### INSIDE

- Rumpus room with a split system A/C and a sliding door leading onto the entertainment area, could be used as the Master
- Spacious formal lounge room
- Kitchen with plenty of cupboard space with modern appliances
- The generous family room with a ceiling fan and sliding door leading out to the entertainment area
- Bedroom 1, 2 and 3 all have built in robes
- Freshly painted throughout
- Modern bathroom is simply stunning
- Laundry has recently been renewed with an abundance of cupboard space
- Evaporative ducted air-conditioning along with ducted gas heating and a wall a/c provides year round climate control
- Quality fixtures and fittings along with downlights add to the appeal of the home

#### OUTSIDE

- Entertainment area with 2 ceiling fans overlooks a well-established garden and patio area
- Roller shutters across the front of the home
- The garage/workshop boasts 3 phase power and is ideal for the home handyman
- Neat attractive gardens surround the home further adding to the appeal of the property
- Carport with roller door provides secure parking

LJ Hooker Craigmore | Elizabeth | Salisbury: the number one Real Estate Agents / Sale Agents and Property Management in the Northern Suburbs of South Australia.

Specialists in: Andrews Farm, Angle Vale, Blakeview, Burton, Craigmore, Davoren Park, Elizabeth and surrounding, Gawler, Hillbank, Munno Para, One Tree Hill, Parafield, Para Hills, Paralowie, Salisbury, Smithfield.

Disclaimer:

We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective tenants should make their own enquiries to verify the information contained in this document.

RLA155355



**Disclaimer:** 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 Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**

## More About this Property

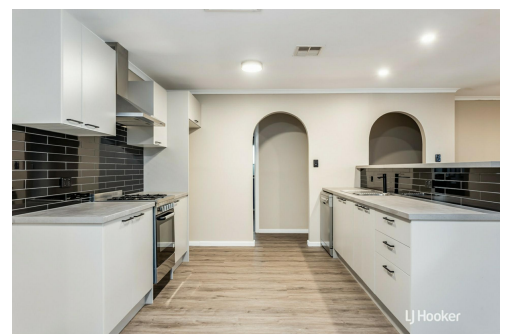
<b>Property ID</b>	665CFDC
<b>Property Type</b>	House
<b>Land Area</b>	565 sqm
<b>Including</b>	Toilets (1)

### Wendy Page

Property Investment Department Manager | [wendy.page@ljhces.com.au](mailto:wendy.page@ljhces.com.au)

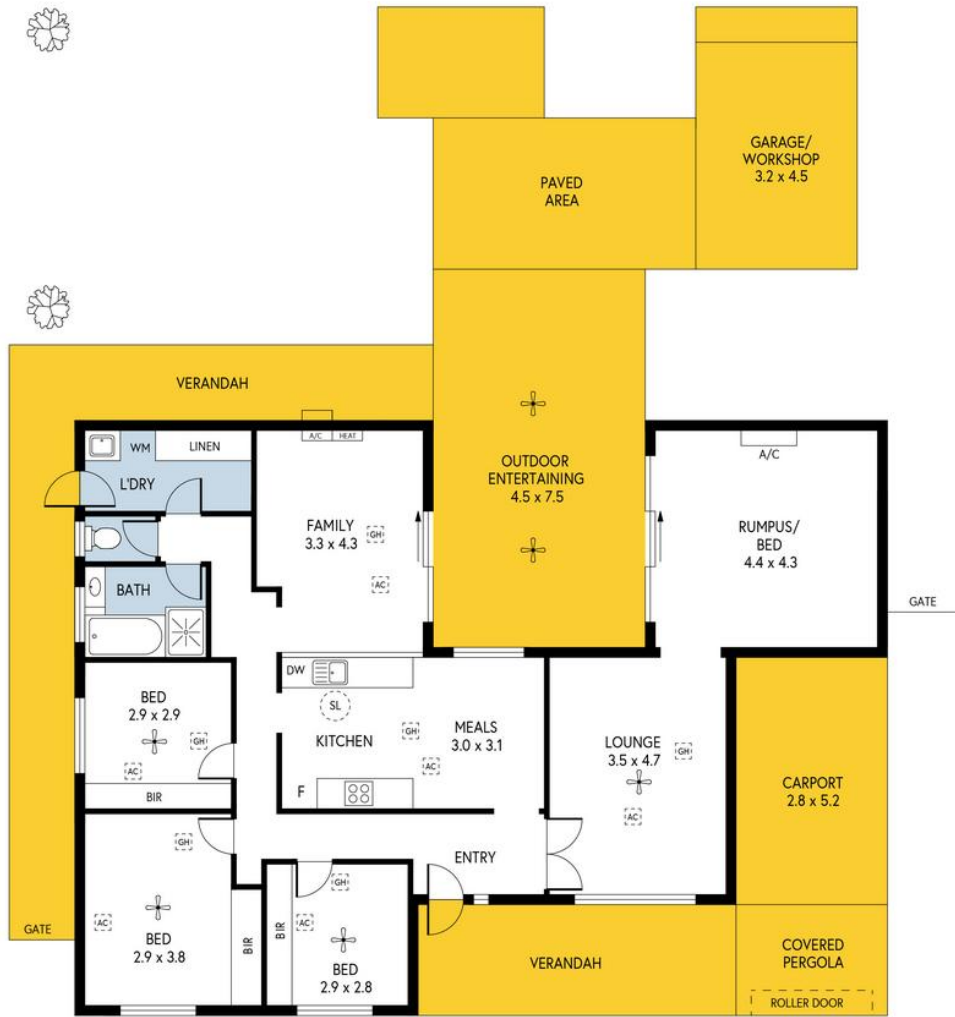
### LJ Hooker Craigmore | Elizabeth | Salisbury (08) 8255 9555

Shop 17, Craigmore Village, Yorktown Road, CRAIGMORE SA 5114  
[craigmoreelizabeth.ljhooker.com.au](http://craigmoreelizabeth.ljhooker.com.au) | [Office@ljhces.com.au](mailto:Office@ljhces.com.au)



**Disclaimer:** 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 Craigmore | Elizabeth |  
Salisbury  
(08) 8255 9555**



11 PRESIDENT AVENUE, ANDREWS FARM

INTERNAL - 140.1 SQM  
 EXTERNAL - 133.2 SQM  
 TOTAL - 273.3 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

PRODUCED BY CLIQUECREATIVE