

## Ascot Park, 1/2 Albert Street

6 Month Lease - Renovated To Delight In This Convenient Location

This street front unit will both surprise and delight from the moment you first lay eyes on it! Tucked behind a secure front fence with an electric gate and framed by some established gardens give this unit a nice outlook and great street appeal.

Step inside and the hard wearing, yet low maintenance bamboo floors flow throughout the open plan living area and into the modern kitchen. Recessed lighting and a big picture window make this living and dining space feel so bright and inviting. The kitchen features gloss cabinetry, stone look benchtops, stainless appliances including gas cooktop and dishwasher. You also have the ability to entertain alfresco style under the large rear pergola and decking area which spans the length of the unit.

The main bedroom is a generous size with a built in wardrobe and bedroom two is perfect for guests or would make a great office if you work from home. The bathroom has had a



**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.



**For Lease**  
Please Call

**View**  
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**(08) 8294 6000**

quality renovation with full height porcelain tiling, semi frameless shower screen, large custom vanity and there's still room for your laundry appliances.

There is secure off street parking with your own designated carport and wonderful common gardens spaces to enjoy.

The location is so handy with both train and bus stops only minutes away. There are so many great amenities including the Park Holme Shopping Centre and Library, Bunnings and Castle Plaza Edwardstown, Marion Fitness Centre and outdoor pool and serene bike and walking trails through the Oaklands wetlands.

LEASE TERM: 6 Months

AVAILABLE FROM: 16 October 2024

WATER CHARGES: Tenant to pay supply and water use

PET POLICY: No pets

INSPECTION: Register to view

Would you like to view this property? Please register to attend our scheduled open inspection for this property by using the 'Request an inspection time' button below. To avoid disappointment, we encourage you to register your interest so we can keep you informed during all stages of the leasing process.

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 (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

RLA 277721

## More About this Property

<b>Property ID</b>	PWTGW0
<b>Property Type</b>	Unit

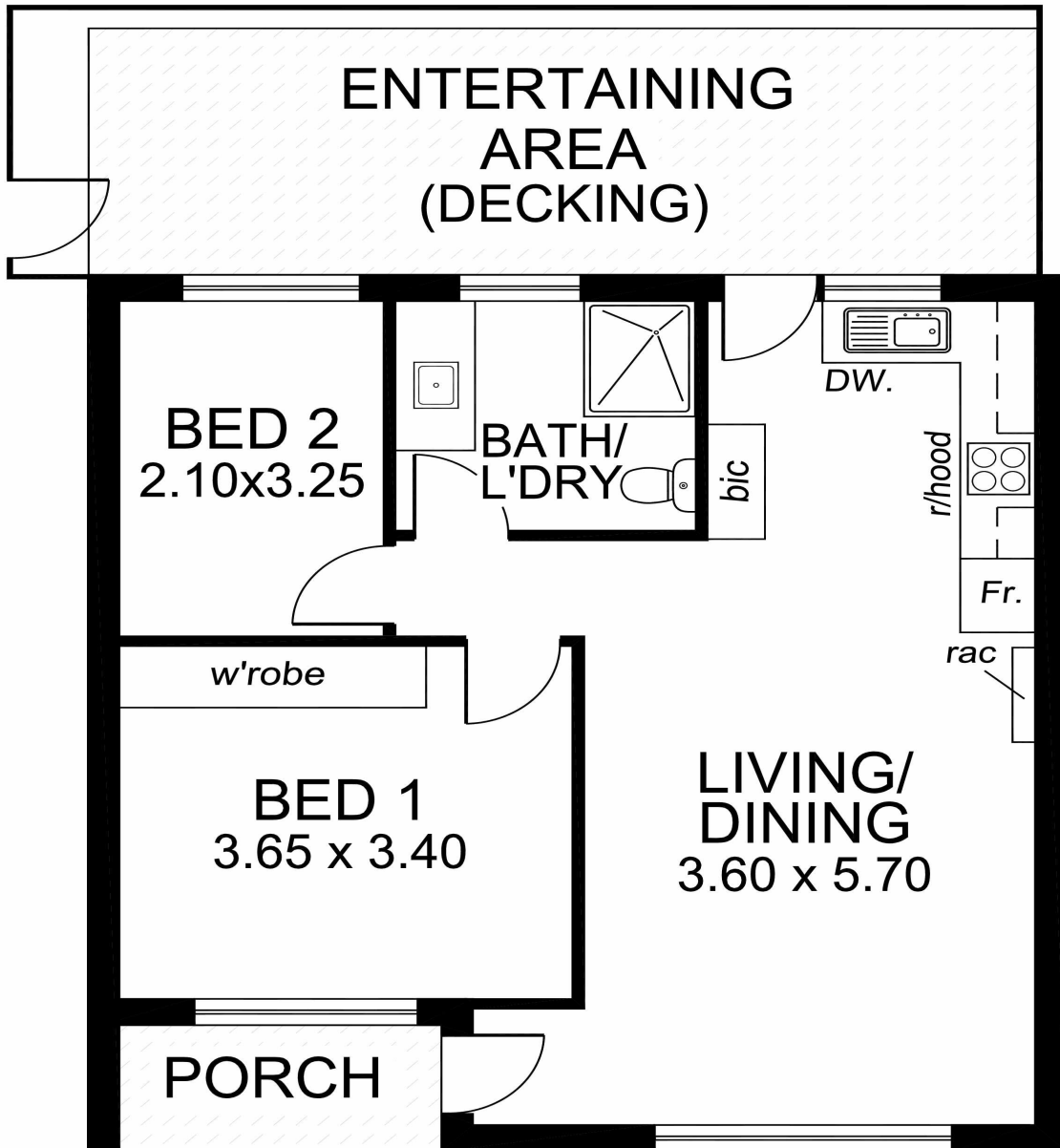
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CARPORT 

TOTAL AREA: (Estimate only)	65.88m <sup>2</sup> /7.08sqs
	(incl. porch)

This drawing is for illustration purposes only.  
All measurements are approximate only and information intended to be relied upon should be independently verified.