






13B Telethon Avenue, Athelstone

3  2  1 

Modern Comfort & Effortless Living in Athelstone

INSPECTION TIMES- To inspect this property please click the "Request a Time" Or "Book an Inspection" button below. You will be notified of future inspections times and updates. Once registration has been completed you will be sent an email with instructions on how to apply. **PRE APPLICANTS WELCOME BUT APPLICATIONS WONT BE PROCESSED UNTIL THE PROPERTY HAS BEEN VIEWED**

FOR RENT

Please Call

AGENTS

Russell Payne
russell@ljhfp.com.au

AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

This modern and well-designed home at 13B Telethon Avenue offers comfortable, low-maintenance living with quality finishes throughout. Thoughtfully laid out with space for both relaxation and entertaining, this property is ideal for families or professionals seeking a stylish home in a peaceful setting.

Property Features:

- Three spacious bedrooms
- Master bedroom with walk-in robe and private ensuite
- Built-in robes to bedrooms two and three
- Open plan kitchen, living and dining area
- Walk-in pantry
- Stainless steel appliances
- Gas cooktop

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**

- Ducted reverse cycle air conditioning
- Low-maintenance front and rear yards

Located in the sought-after suburb of Athelstone, the home is surrounded by beautiful reserves and walking trails, with easy access to local shopping centres, schools and public transport. Enjoy being just a short drive to Black Hill Conservation Park for weekend hikes, while still only approximately 25 minutes from the Adelaide CBD - offering the perfect balance between lifestyle and convenience.

School Catchment Zones: <https://www.education.sa.gov.au/parents-and-families/enrol-school-or-preschool/find-a-school-zone-or-preschool-catchment-area>

(We take no responsibility for the information given by the school zone locator and you should always make your own inquiries with the school directly)

12 month lease

Tenant to maintain front and back yard

Water usage and supply charges apply to the tenant

Tom Drougas
Property Manager
LJ Hooker Flinders Park
tomd@ljhfp.com.au

RLA 215339

MORE DETAILS

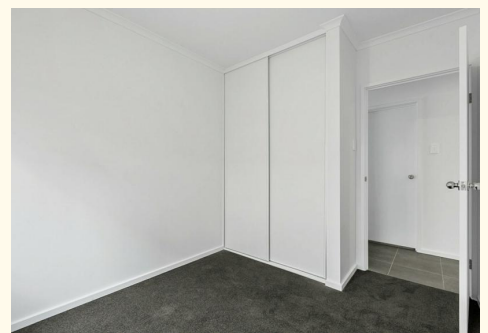
Property ID	JRDH67
Property Type	House
Including	Ensuite Toilets (2)

Russell Payne

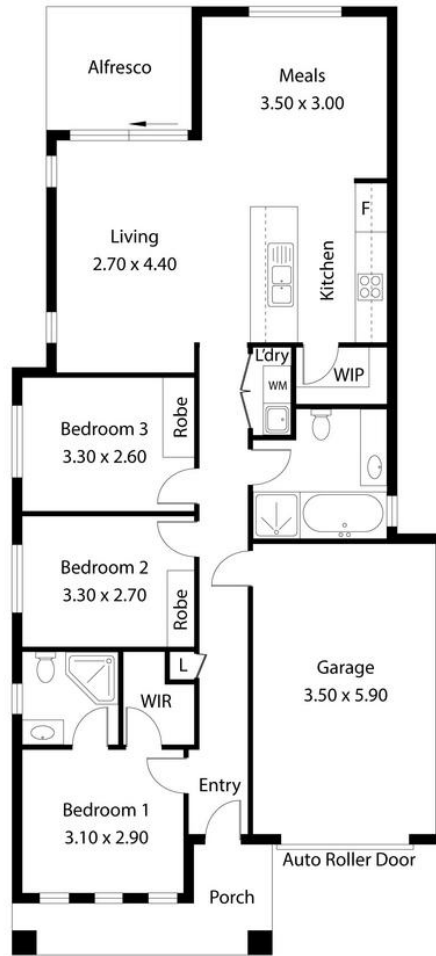
Department Manager - Property Management | russell@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155

Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au



138 Telethon Avenue,
ATHELSTONE



Living:	98.02SQ.M
Porch:	7.50SQ.M
Garage:	20.65SQ.M
Alfresco:	7.48SQ.M
TOTAL:	133.65SQ.M

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