



## Beaumont, 8 Toolaby Avenue

### Spacious Family Home

3  2  2 

Nestled in Beaumont's peaceful streets, this property offers simplicity with a touch of elegance. The open kitchen/living area, high ceilings, parquet flooring, wide passages, and ample natural light make it a welcoming family home.

Convenience meets comfort with nearby amenities like Burnside Village Shopping Centre, schools such as Seymour College and Linden Park Primary School, and accessible public transport. Embrace the outdoors with local reserves, walking trails, and scenic lookouts.

#### Features:

- Main bedroom features a large walk-in robe and ensuite.
- Bedrooms 2 and 3 both with wardrobes, and open up to a private courtyard with water feature.
- Stylish kitchen with quality fixtures and gas cooking.
- Open-plan dining and living area that opens into the rear courtyard. Perfect for year-

#### For Lease

\$750 Per Week

#### View

By Appointment

#### Contact

**Rylee Ingham**  
pm8@ljhooker.me

**Kelli Horsell**  
pm5@ljhooker.me



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

**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.

round entertaining.

- Large front lounge room with French doors opening to the balcony, boasting plenty of natural light.
- The main bathroom with two basins and a spa bath.
- Third separate guest toilet, separate from bathrooms.
- Ducted heating and cooling
- Double garage

Facts:

- 12 Month Lease
- Pets negotiable upon application
- Photos are for display purposes only

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

[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) Locate the property and Book an Inspection

Realestate.com - click Request an Inspection Time

Domain.com - 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 About this Property

<b>Property ID</b>	X10HDM
<b>Property Type</b>	House
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Built-in-Robes Area Views Close to Schools Close to Shops Close to Transport Heating Liveability

### Rylee Ingham

Property Manager Executive | [pm8@ljhooker.me](mailto:pm8@ljhooker.me)

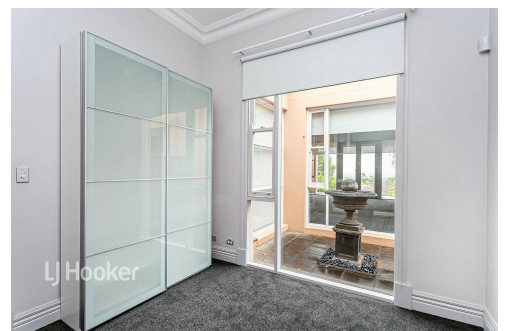
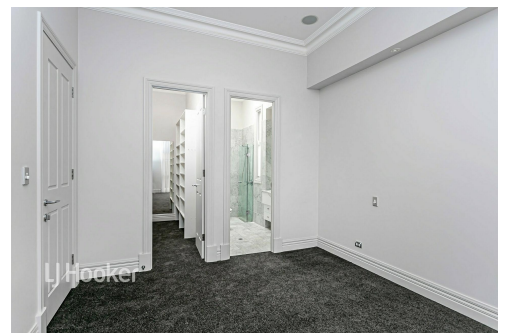
### Kelli Horsell

Property Manager | [pm5@ljhooker.me](mailto:pm5@ljhooker.me)

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

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