



LEASED



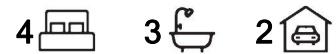
## Bedford Park, 20 Edgar Street

Overflowing with Outdoor Charm, Poolside Paradise & Breathtaking Views

Welcome to your all-year-round holiday retreat, nestled in the heart of tranquility and luxury living. Presenting this remarkable Mid-Century modern Turner & Wood home, where every day feels like a vacation.

Main features:

- Air-conditioning in lounge
- Split system air-conditioner in main suite & 4th bedroom/teenager retreat/guest flat
- Heated Floor in main bathroom
- Warm white cabinetry
- Ceiling fans in main & 3rd bedrooms + living room
- Separate Granny flat fully self contained with its own bathroom & kitchen
- Separate laundry with outside access
- 2 x sheds



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/61CXFDJ](http://ljhooker.com.au/61CXFDJ)

**Contact**  
**Sunny Thakkar**  
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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

**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.

- Double carport
- Solar Array 2kW system with feed-in tariff

Brilliantly located near Flinders Medical Centre, Flinders University, and a short drive from the beach, this home offers easy access to quality schools, shopping precincts, and public transport, making it a haven for modern families.

Lease Term: 12 months  
 Available from: 26/07/2025

Water Charges: Tenant responsible for supply and usage

To apply for this property, please visit [www.tenantoptions.com.au](http://www.tenantoptions.com.au).

Applications will not be processed unless you have attended an open inspection.

**TO VIEW THIS PROPERTY:**

Please enquire via the 'Book an Inspection' or 'Request an Inspection' button and we will respond with an inspection time (if available). You must be registered for the inspection to attend. If no inspection times are currently available, please submit your details and you will be advised instantly when a new time is available.

By registering, you will be instantly informed of any updates or changes.

**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 (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 and financial advice.

## More About this Property

<b>Property ID</b>	61CXFDJ
<b>Property Type</b>	House
<b>Land Area</b>	760 sqm

**Sunny Thakkar**

Leasing Coordinator | [sthakkar@ljhkensingtonunley.com.au](mailto:sthakkar@ljhkensingtonunley.com.au)

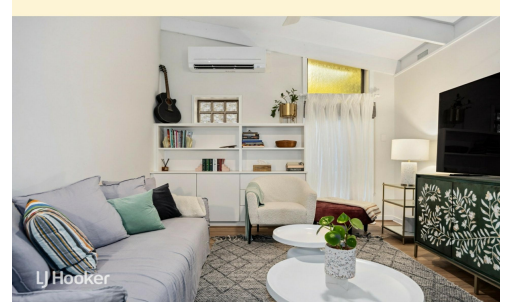
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- 284m<sup>2</sup>**  
TOTAL
- 151m<sup>2</sup>  
Living
- 1m<sup>2</sup>  
Porch
- 8m<sup>2</sup>  
Cellar
- 36m<sup>2</sup>  
Carport
- 10m<sup>2</sup>  
Shed
- 21m<sup>2</sup>  
Balcony
- 33m<sup>2</sup>  
Pergola
- 15m<sup>2</sup>  
Studio
- 9m<sup>2</sup>  
Shelter



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

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