

1 Clovelly Avenue, Clarence Gardens

## Character, Space & Convenience —Close to City and Beach

TO REGISTER AND INSPECT THIS PROPERTY VISIT:




<https://tenantoptions.com.au/>

- \* Only applicants who have inspected the property will be considered \*\*

Charming Character Home, tree-lined street in a highly convenient location and close to the City.

Features include:

- Beautiful 1930s stone-fronted home full of character and charm
- 3 bedrooms, including:
  - Main bedroom with built-in robes
  - Second bedroom featuring a decorative cast iron fireplace
  - Third bedroom ideal as a nursery, study, or home office
- Central kitchen with adjoining dining area, ample cupboards and dishwasher
- Spacious rear living area with direct access to outdoor entertaining
- Elevated deck perfect for entertaining family and friends
- Large backyard with plenty of room for children and pets
- Well-appointed bathroom with toilet
- Separate laundry

3  1  1 

### FOR RENT

\$760 p/week

### VIEW

By Appointment

### AGENTS

Cheree Hunt

0403 707 370

chereeh@ljhpropertymanagement.com.au

Nyree Lane

0486 035 334

nyreel@ljhpropertymanagement.com.au

### AGENCY

LJ Hooker Property Specialists

(08) 8289 6660

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**

- Additional second toilet located off the outdoor deck
- Air conditioning to the living area
- Long driveway with off-street parking for up to 4 vehicles
- Garage/workshop with drive-through access
- Solar panels to help reduce energy costs
- Convenient access to public transport, including nearby bus stops and train station
- Easy commute to both the CBD and the beach
- Close to schools and shopping centers

Please contact us during office hours on 8289 6660 (Monday-Friday 9am-5.00pm) if you have any queries regarding the application process. If your queries relate to an open inspection time, please be advised that all open times are updated every Friday by close of business. If you are unable to attend the open inspection or there are no open times scheduled, please send your enquiry through this website.  
RLA 208516

## MORE DETAILS

Property ID	2DHQGJU
Property Type	House
Including	Toilets (2)

### Cheree Hunt 0403 707 370

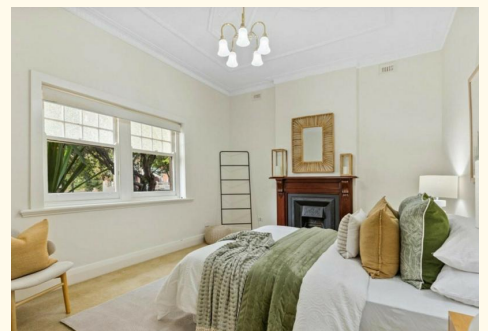
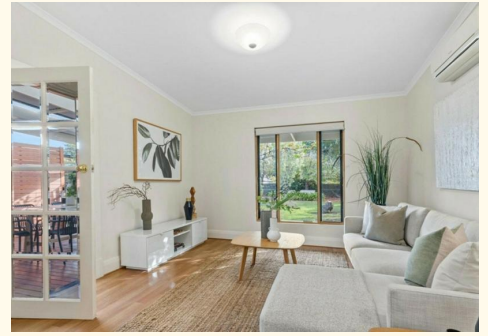
Property Investment Specialist |  
chereeh@ljhpropertymanagement.com.au

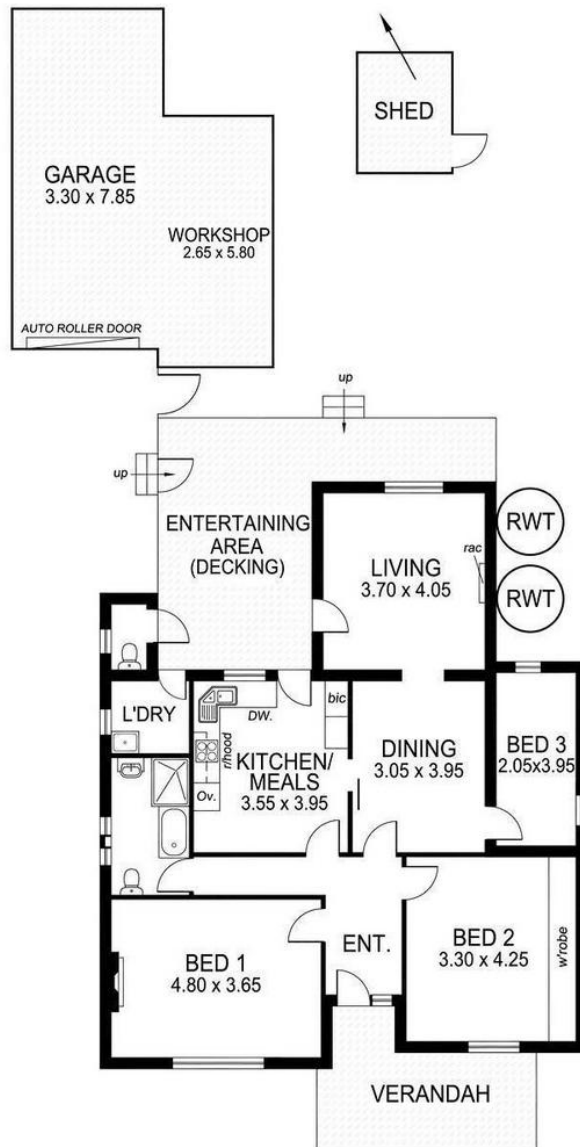
### Nyree Lane 0486 035 334

Investor Specialist | nyreel@ljhpropertymanagement.com.au

### LJ Hooker Property Specialists (08) 8289 6660

Shop 2, 1007 North East Road, RIDGEHAVEN SA 5097  
propertyspecialists.ljhooker.com.au | info@ljhsupport.com.au





TOTAL AREA:	157.79m <sup>2</sup> /16.96sqsq
(Estimate only)	(incl. verandah & ent. area)

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