



5 Cohen Court, Clovelly Park

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Charming & Comfortable in a Convenient Location

Welcome to 5 Cohen Court, Clovelly Park - a charming 3-bedroom house that perfectly blends comfort and style. This property is ideal for families or professionals seeking a comfortable living space in a convenient location with close links to the City & Flinders Hospital and University.

The home features a spacious interior with fresh laminate flooring to the main living areas that adds warmth and character. The open-plan living area flows seamlessly into the dining space, creating an inviting atmosphere for gatherings and relaxation. The well-designed brand new kitchen is perfect for culinary enthusiasts, offering ample storage and workspace.

Step outside to discover a lovely landscaped backyard, complete with a patio and pergola, perfect for outdoor entertaining or enjoying a quiet moment in nature.

This property also includes a carport with space for two vehicles and large powered garage/shed. The surrounding area boasts a friendly neighborhood vibe, with local parks, shops, and schools just a short drive away.

FOR RENT
\$620 per week

VIEW
By Appointment

AGENTS
Rebecca Henry
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AGENCY
LJ Hooker Glenelg | Brighton
(08) 8294 6000

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**

Features include:

- Three bedrooms with built-in wardrobes in two of the three bedrooms
- Evaporative cooling
- Split system for heating and cooling
- Wood fire combustion heater
- New flooring throughout
- Freshly painted
- Dishwasher
- Large secure rear garden
- Garage with power
- Off road parking for 2 vehicles

LEASING INFORMATION

LEASE TERM: 12 Months

AVAILABLE FROM: Now

WATER CHARGES: Usage & Supply

PET POLICY: 1x outdoor pet by application, up to 20kgs

FURNISHED: No

INSPECTION: Click the 'Enquire' or 'Request an Inspection' button to register your interest and receive information regarding the application process and private inspection opportunities.

APPLYING FOR THIS PROPERTY

Please note applications will not be processed until:

- > All occupants over 18 years have completed the application form
- > Photo ID has been provided
- > Proof of Income (Pay slip/Bank balance/Centrelink) has been provided.

TO INSPECT THIS HOME

Click the 'Enquire' or 'Request an Inspection' button to register your interest and receive information regarding the application process and private inspection opportunities. We manage our enquiries through Tenant Options and recommend registering your interest to stay updated throughout every step 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.

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MORE DETAILS

Property ID	QGJGW0
Property Type	House
Including	Air Conditioning
	Ducted Cooling
	Evaporative Cooling
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Fully Fenced

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Property Management Director | rebecca@ljhglenelgbrighton.com.au

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