







Daw Park, 5/31 Ormond Avenue

Low-Maintenance Living with Modern Touches in Daw Park

2 1 1

For Lease
Please Call

View
ljhooker.com.au/611WFDJ

Contact
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To register for an open inspection, please click the 'contact agent button' and an invite for the inspection will be sent to you. Please note, the inspection may be cancelled without notification if you have not registered and RSVP'd for an inspection.

Applications are submitted via www.tenantoptions.com.au and a code to apply will be supplied to you after the property has been viewed.

Welcome to 5/31 Ormond Avenue, Daw Park - a delightful and well-presented 2-bedroom unit that's ready to welcome you. Nestled at the rear of a peaceful and quiet group of units, this home offers the perfect blend of convenience, comfort, and charm.

As you step inside, you'll find a light-filled lounge room, featuring polished floorboards and

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a reverse cycle split system air conditioner to keep you comfortable year-round. The lounge flows effortlessly into the dining area and updated kitchen, creating a practical and inviting space for both meal preparation and casual entertaining.

The two generously sized bedrooms are designed with comfort in mind. Each has a ceiling fan, while the master bedroom also boasts a large built-in wardrobe. Plush carpeted flooring in the bedrooms adds a cosy touch.

The polished floorboards throughout the living spaces bring warmth and character to the home. Outside, the rear courtyard is ideal for entertaining, complete with an all-weather pergola and a low-maintenance area of artificial turf. A private garage with an automatic roller door and a convenient garden shed round off the many features that make this home special.

Situated in the sought-after suburb of Daw Park, this property enjoys a prime location just 8 kilometres south of Adelaide's CBD. The area is well-regarded for its leafy streets, vibrant community, and proximity to excellent amenities. Whether it's local schools, shopping at nearby Mitcham Square, or enjoying the open spaces of Goodwood Oval and Mortlock Park, Daw Park has it all. Public transport options are plentiful, and Flinders University and Medical Centre are just a short drive away, making this home an excellent choice for those seeking convenience and lifestyle.

Things we love about this property...
- Light-filled lounge room with polished floorboards and a reverse cycle split system air conditioner
- Generously sized bedrooms, both featuring ceiling fans for added comfort
- Master bedroom with a large built-in wardrobe
- Modern bathroom with a separate toilet for added practicality
- Generous rear courtyard, ideal for entertaining under the all-weather pergola
- Low-maintenance artificial turf, ensuring your outdoor space stays neat and tidy with minimal effort
- Private garage with an automatic roller door, offering secure and convenient parking
- Handy garden shed, providing additional storage
- Set at the rear of a quiet and well-maintained complex
- Security screens installed on both the front and rear doors, offering peace of mind
- Easy-care timber-look vinyl flooring in the kitchen, blending style and practicality

Facts
- 12 month lease preferred
- Tenant to pay water use & supply

Don't miss your chance to secure this charming unit in a thriving location!

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More About this Property

Property ID	611WFDJ
Property Type	Unit
Land Area	184 sqm
Including	Air Conditioning Courtyard Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced

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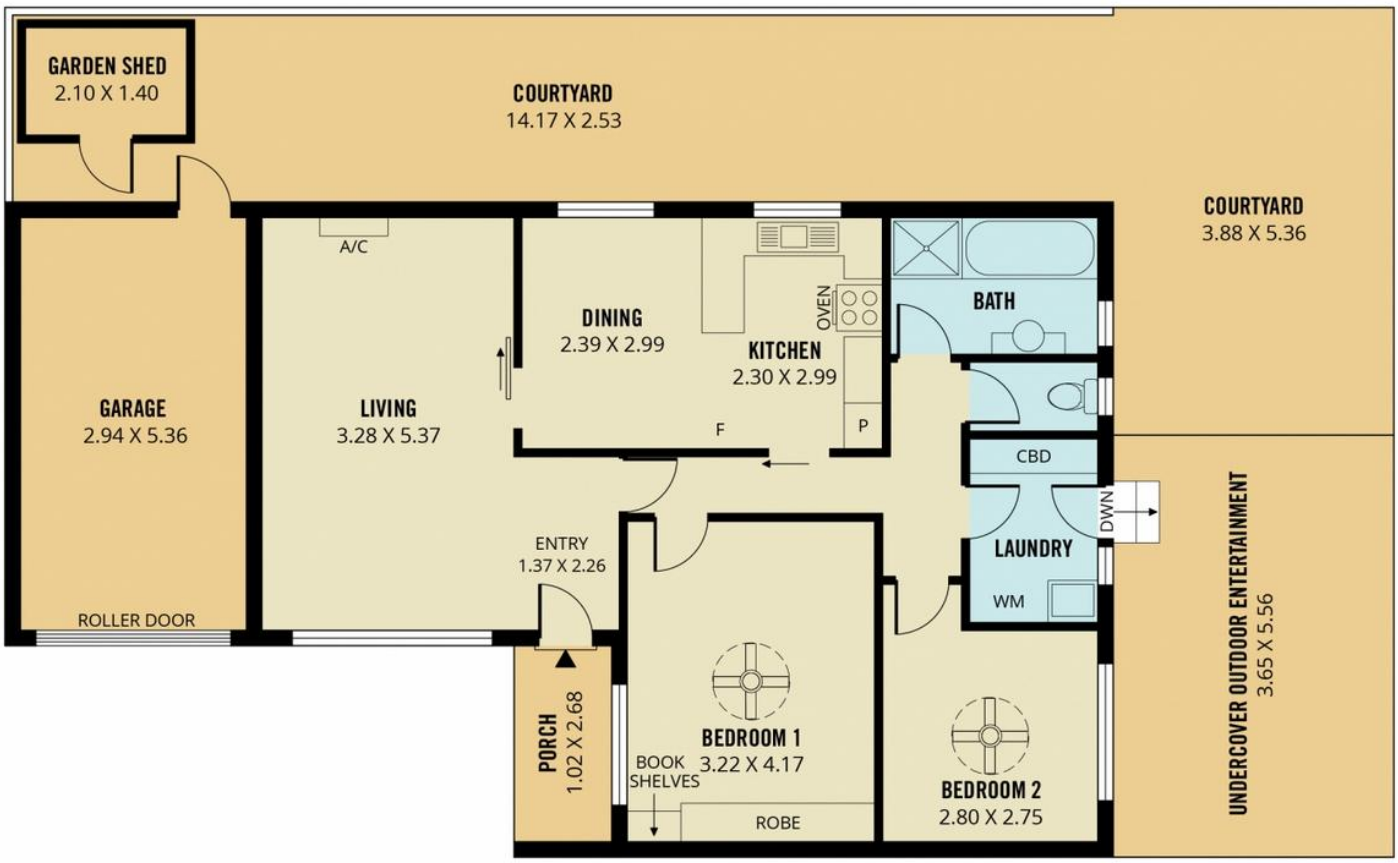




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128m²	83m²	4m²	18m²	3m²	20m²
TOTAL	Living	Garden Shed	Garage	Porch	Undercover Outdoor Ent.

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.

Produced by **The Fotobase Group**

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