

Globe Derby Park, 14 Alabar Crescent

Ideal for the Equestrian Enthusiast

Located in the exclusive community of Globe Derby Park, this home is designed for horse lovers and easily utilised in any number of ways or disciplines. This property has immediate access to the training tracks directly behind with gates opening to the acres of open space that are such a defining feature of this sought after area.

Features include:

- *Newly painted
- *New carpet
- *1600m2 block
- *Front with circular driveway
- *Large family room
- *Kitchen with adjacent meal area
- *Kitchen with electric cook and ample cupboard space

3 2 6

For Lease
Please Call

View
ljhooker.com.au/2CSGFDZ

Contact
Keith Brown
0402 353 240
keith.brown@ljhadelaidemetro.com.au
Kirsty Clark
0422 005 721
kirsty.clark@ljhadelaidemetro.com.au



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.

LJ Hooker St Peters
(08) 8362 8008

- *Separate living room
- *Main bedroom with ensuite and walk in robe
- *2 good sized bedrooms, both with a built-in robes
- *Main bathroom features bath, shower and toilet
- *Internal laundry
- *Ducted evaporative cooling
- *Verandah area, perfect for entertaining
- *Playground located at the end of the street

Outside features:

- *Fully fenced rear yard with a separate enclosed area for a veggie patch
- *Bird aviaries
- *6 car garage
- *Garden shed
- *Stable block with 3 stables and day yards
- *Tie up area
- *Property adjoins 48 acres of common land with trotting track, arena and cross-country jumps

This property is a short trot away from The South Australian Trotting Club. Positioned approximately 16 kms from the Adelaide CBD and only 6 kms from the Mawson Central Shopping Centre and quality primary and secondary schools such as Mawson Lakes Primary and Endeavour College and UNISA, with a drive time to the Adelaide CBD at only 25 minutes and a neighbourhood filled with lovely families who all share an interest of horses, this is the place to call home.

Water charges: Water usage and supply charges apply

Furniture: Unfurnished

Exclude: Oil heater & wall unit air conditioner in living room. Wall unit air conditioner in main bedroom

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.



LJ Hooker St Peters
(08) 8362 8008

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.

More About this Property

Property ID	2CSGFDZ
Property Type	House
Including	Ensuite

Keith Brown 0402 353 240

Property Investment Manager | keith.brown@ljhadelaidemetro.com.au

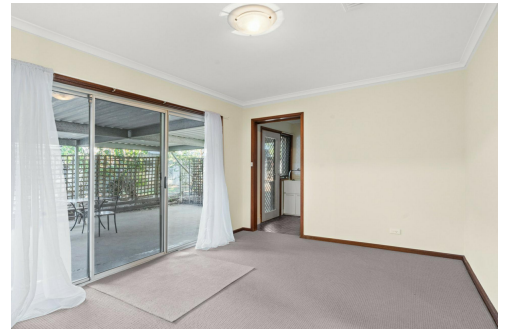
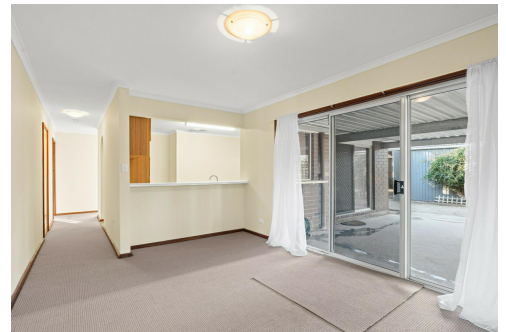
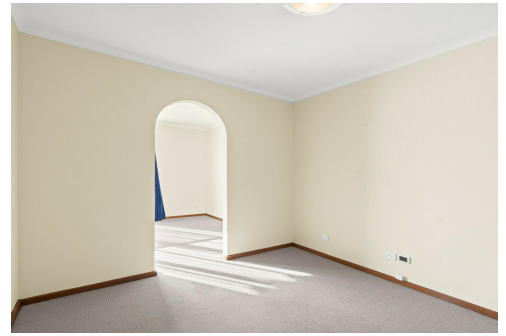
Kirsty Clark 0422 005 721

Business Development Manager | kirsty.clark@ljhadelaidemetro.com.au

LJ Hooker St Peters (08) 8362 8008

2a Portrush Road, PAYNEHAM SA 5070

stpeters.ljhooker.com.au | stpeters@ljhadelaidemetro.com.au



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.

**LJ Hooker St Peters
(08) 8362 8008**

