



## Lockleys, 8 Balmoral Street

### An Entertainers Dream!

If you are looking for a family home with a flexible floor plan that accommodates a growing family then 8 Balmoral Street is the home for you. Linear Park is just a short stroll from this home where you can walk or ride your bikes to the city or the beach.

Features you will love:

- Open plan kitchen, dining and living area with large window and sliding doors to outdoor entertaining
- Kitchen with wall oven, gas cooktop, dishwasher and PuraTap
- 5 spacious bedrooms
- Main bedroom with walk-in robe and ensuite
- Large fully tiled main bathroom with bath
- Perfect outdoor entertaining area with verandah and a sparkling swimming pool perfect for these warmer months
- Access to laundry and bathroom from outside perfect for transition from pool to inside

5 2 3 1

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/4Z1ZFE8](http://ljhooker.com.au/4Z1ZFE8)

**Contact**  
**Brandy Henkes**  
0401788408  
[rent@ljhookerwestlakes.com.au](mailto:rent@ljhookerwestlakes.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 West Lakes | Henley Beach**  
**(08) 8347 3666**

- Front Lawns and garden bed will be maintained on a monthly bases
- Pool will be checked on a monthly bases

\* Outdoor rumpus room and side car garage are excluded from lease

Perfectly positioned in one of Adelaide's premier suburbs of Lockleys. Find the beautiful River Torrens just moments from your new abode providing the perfect walking/bike trials that will take you all the way to the beautiful beaches of Adelaide or our bustling CBD...the choice is yours.

Surrounded by a lifestyle that makes your day-to-day easy with cafes, restaurants, supermarkets and more all just minutes away. Spend your morning brunching on the shores of Henley Beach and your nights dining away in the CBD, Rowells Road really provides it all.

For more information, please contact Brandy Henkes on 0401 788 408 or 08 8347 3666.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

## More About this Property

<b>Property ID</b>	4Z1ZFE8
<b>Property Type</b>	House
<b>Including</b>	Ensuite Air Conditioning Alarm Pool Dishwasher Outdoor Entertaining Built-in-Robes

**Brandy Henkes 0401788408**

Leasing Consultant | [rent@ljhookerwestlakes.com.au](mailto:rent@ljhookerwestlakes.com.au)

**LJ Hooker West Lakes | Henley Beach (08) 8347 3666**

139 Tapleys Hill Road, SEATON SA 5023

[westlakes.ljhooker.com.au](mailto:westlakes.ljhooker.com.au) | [hello@ljhookerwestlakes.com.au](mailto:hello@ljhookerwestlakes.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 solely rely on their own enquiries.

**LJ Hooker West Lakes | Henley Beach**  
**(08) 8347 3666**