



## Nailsworth, 41 Balfour Street

### Updated Bungalow in Prime Location

Ideally positioned in this easy-access, tree-lined street, this attractive residence seamlessly combines old-Adelaide character with contemporary features throughout. Positioned close to Nailsworth Primary School, public transport and excellent schools, and a short walk to local shops.

Features include:

- \*Timber floorboards throughout
- \*Flexible floorplan
- \*Newly painted
- \*Large lounge
- \*Updated kitchen with an abundance of cupboard space and electric cooking
- \*3 bedrooms



**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.

3 1 2

#### For Lease

Please Call

#### View

[ljhooker.com.au/2BPCFDZ](http://ljhooker.com.au/2BPCFDZ)

#### Contact

**Jenny D'Angelo**

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[jdangelo@ljhglynde.com.au](mailto:jdangelo@ljhglynde.com.au)

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

- \*New bathroom with shower and toilet
- \*Sunroom / dining / office
- \*Internal laundry
- \*Second toilet
- \*Paved verandah area for entertaining
- \*Ducted reverse cycle air conditioning
- \*Established gardens and lawns
- \*Pergola
- \*Shed

This prized pocket is a gentle stroll to parks, i.e. – AJ Shard Park and picturesque Prospect Gardens–Narmu Wirra Park which offers tennis & basketball courts, soccer pitch and playground.

It's a mere 15-minute commute into the City and just a few minutes to public transport on Galway Avenue, local shopping at Collinswood or supermarket, cafes and dining at nearby Walkerville, and a little further on, vibrant North Adelaide Village.

Families will appreciate the choice of quality schools including Nailsworth & Walkerville Primary Schools, St Monica's School, St Andrew's School, Prescott College, Wilderness School & Our Lady of the Sacred Heart College.

Pets: Sorry, no pets

Water charges: Water supply and usage charges apply

Furniture: Unfurnished

\*\*\* TO BOOK AN INSPECTION TIME PLEASE CLICK ON "BOOK AN INSPECTION TIME" TO SUBMIT AND SECURE YOUR BOOKING TO ATTEND ANY OF THE LISTED SCHEDULED OPEN INSPECTION. By registering, you will be INSTANTLY informed of any updates, changes or cancellations.

NOTE: In an attempt to prevent and minimise the spread of COVID-19 (Coronavirus), please do NOT attend the open inspection if you have travelled / returned from overseas in the last 14 days, or if you flu-like symptoms (including fever, coughing, wheezing or shortness of breath), or if you have been in contact with someone that has displayed any COVID19 symptoms (such as fever, coughing, wheezing or shortness of breath).

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.



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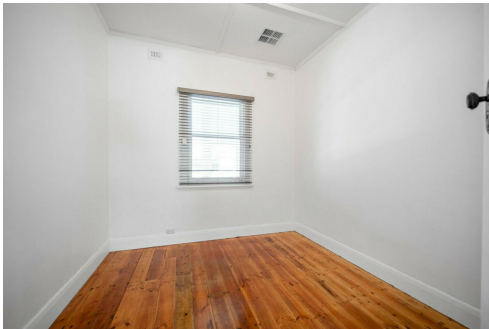
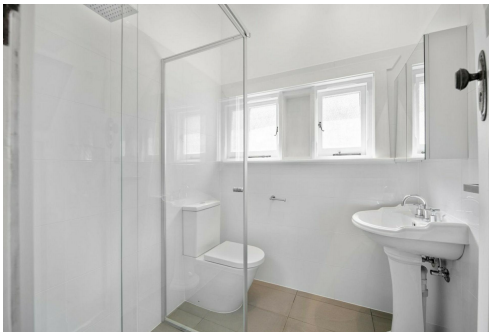
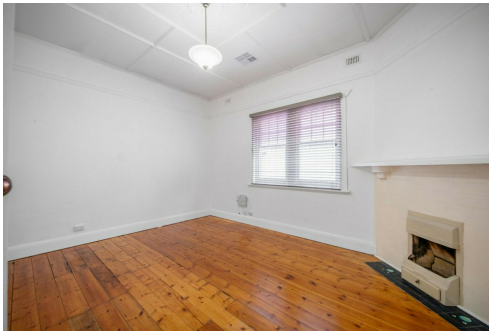
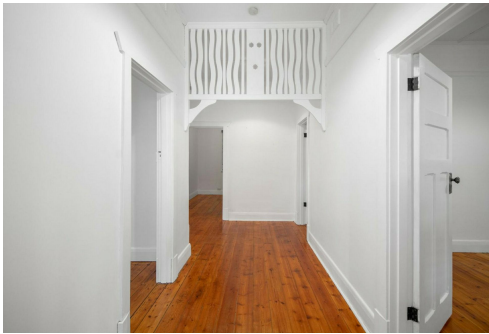
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# More About this Property

Property ID	2BPCFDZ
Property Type	House
Including	Air Conditioning Toilets (2)

Jenny D'Angelo  
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