



Park Holme, 5 Duncan Avenue

QUALITY EXECUTIVE HOME WITH ALL THE EXTRAS

4 2 4

For Lease
\$865 per week

View
By Appointment

Contact
Rebecca Henry
0412 681 714
rebecca@ljhglenelgbrighton.com.au
Sharon Trowbridge
rent@ljhglenelgbrighton.com.au

Constructed in 2023 this stunning home features open-plan living, dining and kitchen area which evokes a sense of luxury with the timber floorboards spanning throughout a room of grand proportions. The gourmet kitchen features a stunning waterfall Caesarstone benchtop, undermounted black sink, LED pendant lighting, Electrolux induction cooktop, 900mm oven, and to top it all off a butler's pantry offering more bench and cupboard space. To complete the ground floor, you will find the 4th bedroom and a separate formal lounge that could also be used as a great home office space. The exquisite large powder room services the lower level and adjacent is the laundry featuring plenty of cupboard and benchtop space along with side access and there is more storage under the stairs.

The upper level of the home is dedicated to sleeping accommodation with three bedrooms and a separate bathroom. The generous sized main bedroom is a masterpiece with its high-pitched ceiling and custom windows saturating the room in natural sunlight and taking in views of the foothills in the distance. It also features a walk in robe with quality cabinetry



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 Glenelg | Brighton
(08) 8294 6000

and access to the well appointed ensuite. Both bedrooms two and three are sizeable and are complete with built-in robes and luxurious carpets. The main bathroom features floor-to-ceiling tiling, Caesarstone benchtops, semi-frameless shower and a separate bath ensuring a haven for relaxation.

Outdoor living is equally impressive, with an electric louvered pergola with LED downlights allowing you to entertain family and friends all year round. The stunning well-manicured rear yard is landscaped with a mature fig tree and pencil pines providing a soft backdrop. There is plenty of off-street parking with a double garage that has drive through access and additional car parking space on the driveway that is secured with a full length front fence and electric gates.

Nestled in the heart of Park Holme, this home offers easy access to great local amenities including the Park Holme Shopping Centre, just a short drive to Westfield Marion, Jetty Road and the pristine beach at Glenelg. Enjoy a short stroll to the Hendrie Street Reserve which features a huge playground and bike track, great for entertaining kids or for some summer fun you also have the Marion Outdoor Pool catering not only for the kids but also for adults who enjoy exercising by swimming some laps.

Other features we love about this property:

- Intercom system and automatic pedestrian gate
- Remote control driveway gates
- 6.4kw solar electrical system
- Irrigation watering system
- Ducted reverse cycle air conditioning
- Security system
- Louvered electric pergola with LED downlights
- Electric retractable awnings with LED lighting and wind sensor
- Quality built-in storage throughout the home

LEASE TERM: Until 30/06/2025

AVAILABLE FROM: Now

WATER CHARGES: Tenant to pay supply and water use

INSPECTION: Register to view

Would you like to view this property? Please register to attend our scheduled open inspection for this property by using the 'Request an inspection time' button below. To avoid disappointment, we encourage you to register your interest so we can keep you informed during all stages 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.

RLA 277721



LJ Hooker Glenelg | Brighton
(08) 8294 6000

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	PUMGW0
Property Type	House
Including	Air Conditioning Ducted Cooling Ducted Heating Alarm Intercom Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Rebecca Henry 0412 681 714
Office Manager & Property Management Principal |
rebecca@ljhglenelgbrighton.com.au
Sharon Trowbridge
Property Investment Specialist | rent@ljhglenelgbrighton.com.au

LJ Hooker Glenelg | Brighton (08) 8294 6000
76 Oaklands Road, SOMERTON PARK SA 5044
glenelgbrighton.ljhooker.com.au | rebecca@ljhglenelgbrighton.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 Glenelg | Brighton
(08) 8294 6000