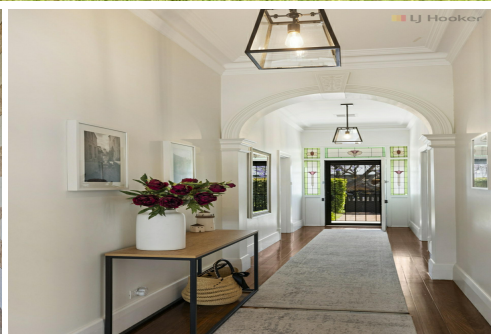


LEASED



Parkside, 35 Blyth Street

Timeless, Elegant, Renovated Character Cottage

Step into a home that effortlessly blends character and modern living, designed to delight and inspire. From the moment you enter, you're greeted by stunning features like ornate ceilings, elegant arches, and soaring 3.3-meter-high ceilings that exude timeless charm.

A central hallway leads to an impressive open-plan living, dining, and kitchen area, perfectly positioned to overlook the lush rear gardens. Renovated in 2017, the home marries thoughtful design with contemporary style, creating a space ideal for families of all sizes.

The ultimate entertainer's haven, the expansive living area flows seamlessly to an outdoor patio. Complete with a servery from the kitchen, bifold doors with pull-down flyscreens, and an outdoor BBQ and kitchen space, it's perfect for hosting memorable gatherings. A cosy lounge, bathed in natural light, overlooks the garden and courtyard and features charming window bench seating.

4 2 2

For Lease
Please Call

View
ljhooker.com.au/PYXGW0

Contact
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rebecca@ljhglenelgbrighton.com.au

The chef-inspired kitchen boasts an abundance of functional extras, including under-bench seating, a long island bench, waste drawer, dual ovens, a five-burner gas cooktop, walk-in pantry, Miele dishwasher, and sleek Essastone benchtops-perfectly designed to enhance everyday living.

Adjacent to the main living area, you'll find a versatile study or playroom with a skylight, as well as a large laundry/mudroom with direct access to the double garage.

In the original part of the home, timeless Kauri timber flooring adds warmth and elegance. The front two bedrooms feature classic plantation shutters and charming ceiling roses, while the main bedroom offers a floor to ceiling built-in wardrobe and a luxurious ensuite with a skylight, floor-to-ceiling tiles, and an oversized vanity. Bedrooms three and four are equally spacious, each with built-in robes.

The main family bathroom continues the modern theme with a wet-area shower and bathtub, plus a large vanity with stylish finishes.

Additional features include a deep garage with storage space for bikes and household items, complete with an automatic roller door and rear yard access. The thriving gardens, with an automatic watering system, offer fruit trees including apples, apricots, lemons, and limes, as well as a cubby house for endless fun (rear double shed not included in the lease).

Year-round comfort is ensured with ducted evaporative air-conditioning and ducted gas heating. Plus, this pet-friendly home provides ample space for your furry companions to enjoy.

This is more than a house-it's a lifestyle. Don't miss the chance to make it yours!

Key Features:

- City fringe location
- 4 Bedrooms plus a study/playroom
- Entertainers dream with ceiling fan, kitchen servery (with pulldown flyscreen) & outdoor bbq kitchen
- Ducted evaporative air conditioning + ducted gas heating
- Double garage with auto roller door
- Cubby house & established fruit trees

LEASE TERM: 12 Months

AVAILABLE FROM: 16/12/2024

WATER CHARGES: Tenant to pay supply and water use

PET POLICY: Pets negotiable

EXCLUSIONS: Rear shed & speaker system.

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.



LJ Hooker Glenelg | Brighton
(08) 8294 6000

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RLA 277721

More About this Property

Property ID	PYXGW0
Property Type	House
Including	<ul style="list-style-type: none"> Study Air Conditioning Ducted Cooling Ducted Heating Evaporative Cooling Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

Rebecca Henry 0412 681 714

Office Manager & Property Management Principal |
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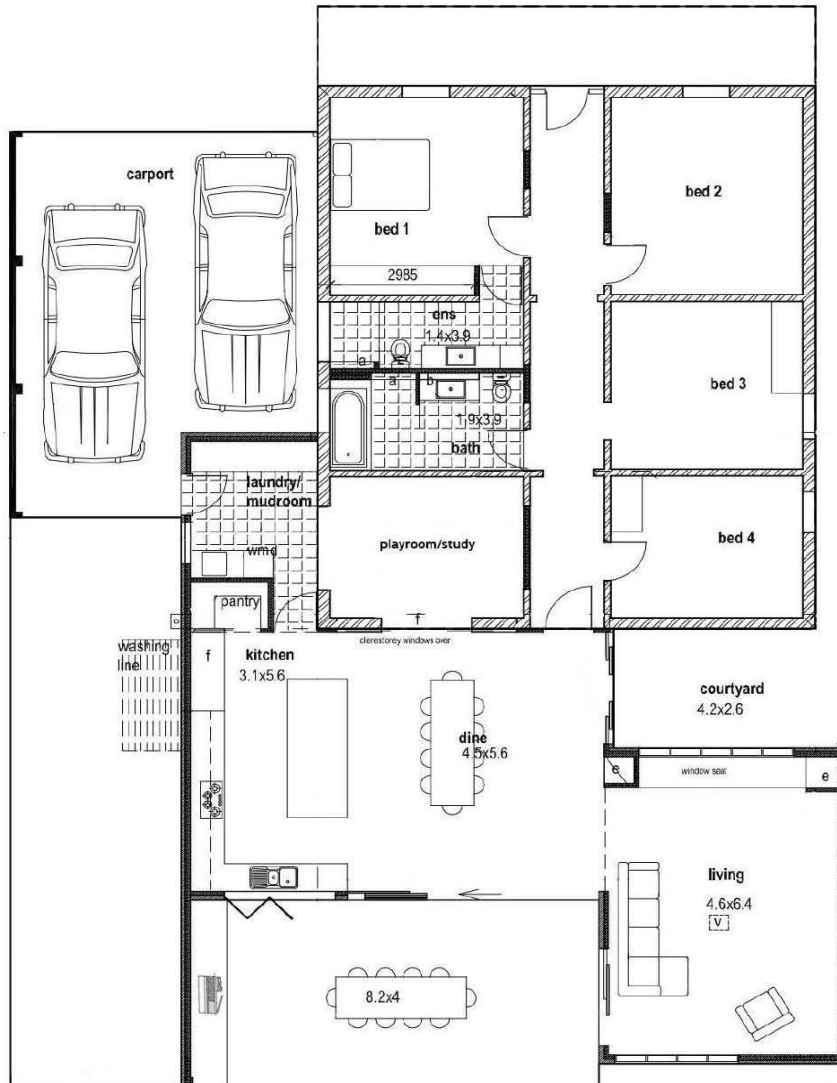
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All measurements are approximate only and information
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