



## Port Noarlunga South, 195 Esplanade

Take a Permanent Vacation with Breathtaking Beachfront Views

This two storey home is ready for new tenants to enjoy the seaside lifestyle.

Situated on the esplanade opposite Jack Holder Reserve (U Turn Carpark) with lovely ocean views and ramp access to the beach and boardwalk from the doorstep. There is plenty of room for all the family, with a flexible floor plan to suit a large or extended family.

The lower level consists of a formal lounge and dining area adjacent the spacious kitchen including a walk in pantry and lovely outlook to the rear yard. There is a large family room with lovely bay window and outlook to the ocean. The laundry is located at the rear of the home with external access. There is also a second toilet and shower, and under stair storage.

Upstairs consists of three spacious bedrooms, two with ocean views and french doors with

4 2 6

**For Lease**

\$620 per week

**View**

By Appointment

**Contact**

**Sharon Trowbridge**

rent@ljhglenelgbrighton.com.au



**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.

direct access to the front balcony. All the bedrooms have built in robes. The main bathroom with bath and separate toilet is also located upstairs. There is a third living area with kitchenette and ocean views which can be utilised as a fourth bedroom.

The rear private deck is accessed from this room, leading down to the large rear yard with undercover entertaining. There are numerous garage storage options with drive through garage with remote control door to one side of the property and a triple length carport to the other. At the rear of the property there is another double garage and garden shed.

This home has so many wonderful features. Inspection is a must to appreciate all the options this home offers.

Features include:

- Flexible floor plan with option for 4 bedrooms
- 2 bathrooms
- Seaview's from your own balcony
- Double carport plus double length carport with roller doors
- Outdoor entertainment area
- Formal lounge plus rumpus room

Lease Term: Initial lease 6 months with the possibility to renew

Available From: 30 May 2024

Water Charges: Tenants to pay usage and supply

Pet Policy: 1 x small outdoor pet negotiable

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



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# More About this Property

Property ID	P5AGW0
Property Type	House
Including	Air Conditioning Toilets (2) Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Sea Views Outdoor Entertainment Area

**Sharon Trowbridge**  
Property Investment Specialist | [rent@ljhglenelgbrighton.com.au](mailto:rent@ljhglenelgbrighton.com.au)

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



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