



Prospect, 13 Albert Street

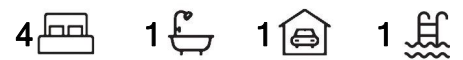
Charming Villa with a Pool and Ample Space - Perfect for Families!

To register for an open inspection, please click the 'contact agent button' and an invite for the inspection will be sent to you. Please note, the inspection may be cancelled without notification if you have not registered and RSVP'd for an inspection.

Applications are submitted via www.tenantoptions.com.au and a code to apply will be supplied to you after the property has been viewed.

This beautiful Victorian villa, set on a picturesque, tree-lined street, seamlessly blends timeless charm with modern conveniences. Elevated and featuring a classic sandstone frontage, this home offers both character and practicality.

Inside, you'll discover three generously proportioned bedrooms, two featuring built-in wardrobes and charming original fireplaces. The formal living room adds a touch of



For Lease
Please Call

View
ljhooker.com.au/60WXFDJ

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elegance, while also providing the flexibility to be utilised as a spacious fourth bedroom. The well-appointed bathroom is complete with a luxurious freestanding tub, offering a perfect space for relaxation.

The heart of the home is a well-equipped kitchen with ample cupboard space, perfectly positioned for family gatherings and entertaining. A large skylight floods the kitchen and dining area with natural light, creating a bright and inviting atmosphere. The dining space flows seamlessly into a conservatory-style family room, bathed in sunlight, with French doors opening onto a backyard oasis. Here, you'll find a sparkling pool-ideal for cooling off on warm summer days.

At the rear of the property, you'll find a spacious studio, ideal for those working from home or as a teenager's retreat. This versatile space is equipped with its own split system air conditioning unit, ensuring year-round comfort and convenience.

This property offers an ideal combination of comfort, style, and space, perfect for renters seeking a blend of traditional charm and contemporary living.

What you'll love about this home...

- Bathroom with heated flooring
- Large pool with monthly pool maintenance included
- Manicured garden with routine garden maintenance included
- Ducted cooling throughout the home
- Underfloor cellar for additional storage
- Remote garage parking for one vehicle, with driveway parking for 2 additional vehicles behind an electric gate
- Internal alarm system and outdoor security cameras for added security
- 6kw Solar panel system
- 3 Large bedrooms, 2 with built-in-robos. Formal lounge, or 4th bedroom
- Walking distance to an abundance of cafe options
- Located 5 kms from Adelaide CBD and 3kms from North Adelaide
- Zoned for both the Adelaide Botanic High School and Adelaide High School

Facts

- 12 month lease preferred
- Tenant to pay water use & supply
- Fireplaces are decorative only and not for use

Experience classic charm with modern comfort. Enquire now to secure this beautiful home!



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More About this Property

| | |
|----------------------|---|
| Property ID | 60WXFDJ |
| Property Type | House |
| Land Area | 696 sqm |
| Including | Ducted Cooling Ducted Heating Toilets (2) Alarm Pool Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced |

Mandy Goodwin 0433 690 621

Business Development Manager | mgoodwin@ljhkensingtonunley.com.au

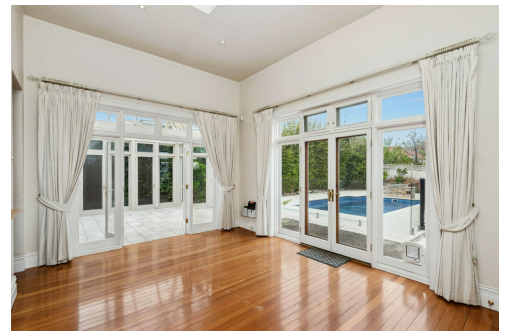
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