

13A Kingston Avenue, Seacombe Gardens

## Stunning Opportunity in Seacombe Gardens!

To register for an open inspection, simply click 'Enquire' or 'Request an Inspection'.




We'll then send you an email to register your attendance for viewing and provide further details about the property and application process. Registration will ensure you are advised on any new or updated inspection times.

### ABOUT THE PROPERTY

Welcome to 13a Kingston Road, Seacombe Gardens.

This meticulously designed property offers comfort, convenience, and style in one of Seacombe Gardens' most desirable locations.

Enjoy the spaciousness of 2.7m high ceilings in the hallway and stairs. The main bedroom boasts a walk-in robe and ensuite for added privacy and luxury, whilst bedrooms 2 and 3 feature built-in robes, providing ample storage space for your belongings. The kitchen is equipped with sleek stone benchtops, a dishwasher, and a gas cooktop - perfect for culinary enthusiasts. Its open layout overlooks a

3  2  2 

### FOR RENT

Please Call

### AGENTS

Rebecca Henry  
0412 681 714  
rebecca@ljhglenelgbrighton.com.au

Sharon Trowbridge  
rent@ljhglenelgbrighton.com.au

### AGENCY

LJ Hooker Glenelg | Brighton  
(08) 8294 6000

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.



spacious living/dining area adorned with floating timber floorboards and gas fireplace.

Need a quiet space for work or relaxation? You'll appreciate the separate sitting/study area, offering versatility and functionality. The main bathroom features a separate bath for unwinding after a long day. Additionally, a laundry with storage and a third toilet add convenience to your daily routine.

Stay cozy year-round with ducted reverse cycle air conditioning and a gas log look fireplace in the living area. Park with ease in the single garage with an auto roller door. Step outside to a charming rear courtyard garden, perfect for outdoor gatherings or peaceful retreats.

Situated close to Westfield Marion, transportation hubs, reputable schools, and the beach, you'll have everything you need within reach.

This exceptional property won't last long - inquire today to secure your new home!

LEASE TERM: 12 Months  
AVAILABLE FROM: 20th March 2026  
WATER CHARGES: Tenant to pay supply and water use  
PET POLICY: Small outdoor pet (up to 10kg) negotiable.  
INSPECTION: Register to view  
THIS PROPERTY IS OFFERED UNFURNISHED.

#### APPLYING FOR THIS PROPERTY

Please note applications will not be processed until:

- > The property has been viewed in person or someone has viewed it on your behalf
- > All occupants over 18 years have completed the application form
- > Photo ID has been provided
- > Proof of Income (Pay slip/Bank balance/Centrelink) has been provided

#### TO INSPECT THIS HOME

Click the 'Enquire' or 'Request an Inspection' button to register for our upcoming open inspections. We manage our enquiries through Tenant Options and recommend registering your interest to stay updated throughout every step 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

## MORE DETAILS

Property ID PRDGW0  
Property Type House  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Toilets (3)  
Courtyard  
Dishwasher  
Floorboards  
Built-in-Robes  
Secure Parking  
Remote Garage

### Rebecca Henry 0412 681 714

Property Management Director | [rebecca@ljhglenelgbrighton.com.au](mailto:rebecca@ljhglenelgbrighton.com.au)

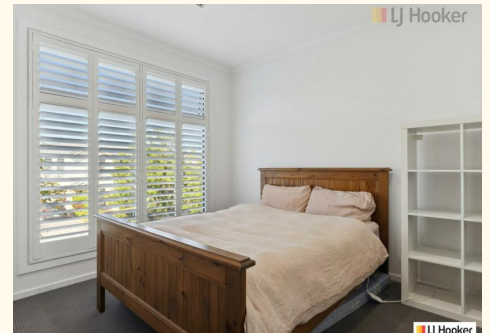
### Sharon Trowbridge

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](http://glenelgbrighton.ljhooker.com.au) | [rebecca@ljhglenelgbrighton.com.au](mailto:rebecca@ljhglenelgbrighton.com.au)



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.