



## St Marys, 23B Auricchio Avenue

Private, Modern & Perfectly Positioned - 3 Bed Courtyard Home

3 2 2

**For Lease**

\$615 per week

**View**

By Appointment

**Contact**

**Diane Stone**

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**Rebecca Henry**

0412 681 714

rebecca@ljhglenelgbrighton.com.au

CLICK ON "GET IN TOUCH" TO REGISTER FOR AN OPEN INSPECTION WITH US.

You will then be contacted by email to confirm your registration for the open inspection.

Steps from local parks and public transport, with Flinders University and Flinders Hospital just minutes away-ultimate convenience at your doorstep this home features 3 generously sized bedrooms for comfortable living (main with walk in robe and full sized ensuite and Bedrooms 2 & 3 with built in robes), well equipped kitchen with dishwasher and 5 burner gas stove which overlooks the spacious open plan living / meals area.

Other features include 3-way bathroom with separate bath, laundry with storage and exterior access, ducted reverse cycle air conditioning and single garage with internal access plus easy care rear yard with lawn for the kids to play and explore.

LEASE TERM: 12 months

AVAILABLE FROM: 15 July 2025



**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.

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WATER CHARGES: Tenant to pay supply and water use

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

## More About this Property

Property ID	Q5DGW0
Property Type	House
Including	Air Conditioning Built-in-Robes Secure Parking

### Diane Stone

Property Investment Specialist | [diane@ljhglenelgbrighton.com.au](mailto:diane@ljhglenelgbrighton.com.au)

### Rebecca Henry 0412 681 714

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### LJ Hooker Glenelg | Brighton (08) 8294 6000

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