

## St Morris, 40 Gardiner Avenue

### Outstanding Bungalow with Flexible Floorplan

Outstanding opportunity to live in this quality bungalow with a flexible floorplan, set in a prized location, on a leafy street, close to cafes, restaurants, shops, parks and transport and a range of quality government and independent schools.

Features include:

- \*Freshly painted
- \*Front porch
- \*High ceilings with art deco ceilings
- \*Front living room with gas fire place
- \*Separate dining room
- \*Updated kitchen with space for a casual meals area
- \*Kitchen includes ample cupboard space, pantry, stainless steel appliances including gas cooktop, oven and dishwasher
- \*Large master bedroom with a bay window and built in robes

3 1 2

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2C2FFDZ](http://ljhooker.com.au/2C2FFDZ)

**Contact**  
**Jessica Dimasi**  
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**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.

**LJ Hooker St Peters**  
**(08) 8362 8008**



- \*Bedroom 2 with built in robes
- \*3rd bedroom or office overlooking rear yard
- \*Large separate studio or retreat with split system air conditioning
- \*Updated master bathroom with bath, shower, toilet and vanity
- \*Internal laundry
- \*Second toilet
- \*Ducted reverse cycle air conditioning
- \*Covered entertaining area
- \*Garden shed
- \*Established lawn and gardens
- \*Solar panels
- \*Gas hot water service with control panel
- \*Double tandem carport

Perfectly located in a tree lined street with so many wonderful amenities nearby including local shops, cafes, and parks. Close to both Norwood Parade & Burnside shopping. Public transport will have you in the city in minutes. Several excellent public and private schools including Trinity Gardens & Norwood International High School are within close proximity and Pembroke, St Peter's Girls', Marden College & University of SA Magill Campus are also readily accessible.

Water charges: Water usage and supply charges apply

Furniture: Unfurnished

NOTE ABOUT THE OPEN INSPECTIONS: Interested persons MUST register their details to attend any of the scheduled viewing dates and times allocated. The agent will not attend the listed viewing date and time if you do not register and confirm your attendance. It is for this reason we highly recommend you register to attend to ensure the agent's attendance and to avoid disappointment.

Disclaimer: 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. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.

## More About this Property

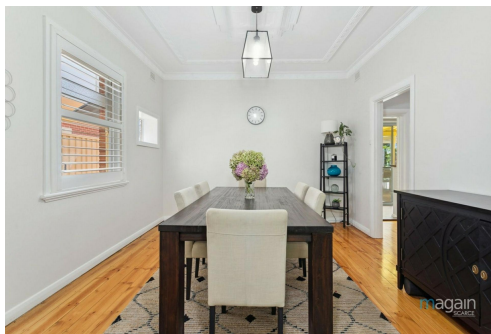
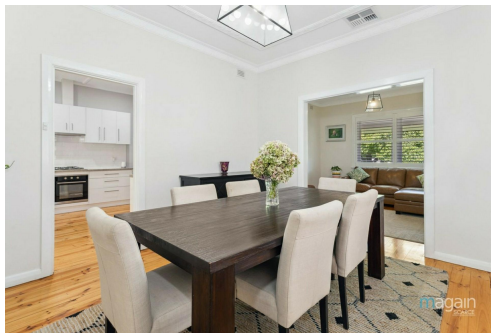
Property ID	2C2FFDZ
Property Type	House
Including	Toilets (2)

**Jessica Dimasi 0413 041 287**  
 Property Investment Manager | [jessica.dimasi@ljhadelaidemetro.com.au](mailto:jessica.dimasi@ljhadelaidemetro.com.au)

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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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