

## Warradale, 2/45 Macarthur Avenue

### STYLISH & SPACIOUS 2 BEDROOM HOMETTE

Privately positioned at the rear of an immaculate group of only 4, this 2 bedroom homette is light and airy is sure to impress.

Featuring large lounge with bay window, kitchen with double drawer dishwasher and gas cooking appliances overlooking carpeted dining area. The main bedroom has a wall of built in robes, ceiling fan and french doors opening onto the side courtyard, whilst the second bedroom is well positioned and with built in robes.

Other features include updated bathroom with separate toilet, large laundry with an abundance of storage which opens to the all weather pergola with ceiling fan in the rear yard, single car garage with auto door plus one open car park, ducted evaporative cooling and ducted gas heating.



**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.



#### For Lease

Please Call

#### View

[ljhooker.com.au/PPHGWO](http://ljhooker.com.au/PPHGWO)

#### Contact

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**Sharon Trowbridge**

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

Zoned for Brighton Secondary School and within easy walking distance of Paringa Park and Warradale Primary Schools. You'll be spoilt for choice with a myriad of popular local hotspots ready to curb your caffeine cravings just minutes away, with the Warradale Hotel, Oaklands Railway Station, Westfield Marion and Brighton's beautiful shorelines at your beck and call. This one offers more than most.

**Key Features:**

- 2 bedroom home, built in robes to both rooms
- Lounge with bay window
- Kitchen with double drawer dishwasher & gas cooktop overlooking dining room
- Updated bathroom with separate toilet
- Ducted evaporative air conditioning
- Ducted gas heating
- All weather outdoor pergola with ceiling fan
- Single garage with auto door plus extra car park space

Don't miss out on the opportunity to call this delightful place, 'home'!

LEASE TERM: 12 Months

AVAILABLE FROM: 08/03/2024

WATER CHARGES: Tenants to pay supply & usage

PET POLICY: One small outdoor pet negotiable

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

<b>Property ID</b>	PPHGW0
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

### Rebecca Henry

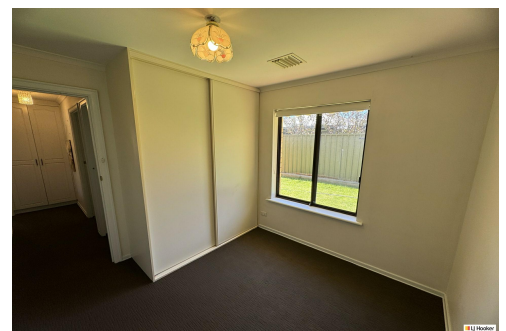
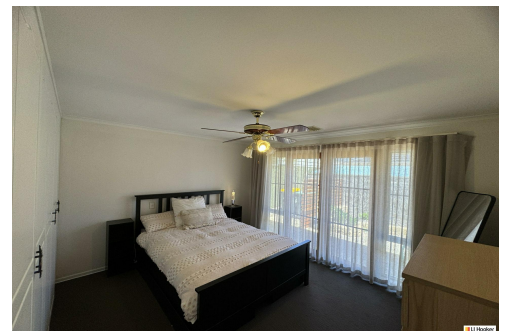
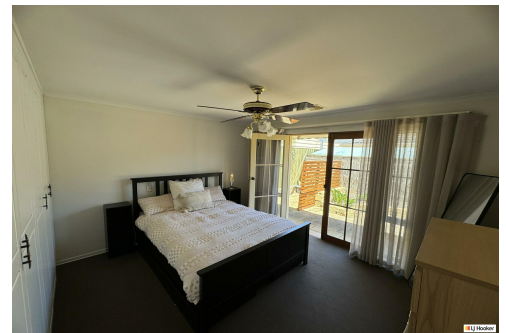
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