






7 Malabu Drive, West Beach

4  2  4 

Comfortable Living in a Prime Coastal Location

• 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 7 Malabu Drive, West Beach.

This well-presented home offers a practical and spacious layout ideal for comfortable everyday living. The main bedroom features its own private ensuite, while bedrooms two and three are both fitted with built-in robes, providing excellent storage. There is also a 4th bedroom / study. A generous living area flows seamlessly into an adjoining study or dining space, offering flexibility to suit your lifestyle.

The kitchen is well appointed with an electric cooktop and pantry, and is complemented by a casual dining area positioned alongside. Year-round comfort is assured with ducted reverse cycle air conditioning throughout the home.

FOR RENT

Please Call

AGENTS

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.



Outside, enjoy a low-maintenance paved courtyard with a grassed area, complete with a watering system, ideal for relaxed outdoor living. A large double garage with convenient drive-through access adds further practicality.

Perfectly positioned adjacent to a peaceful family park with a playground, this home is also just a 650-metre walk to the beach and a short two-minute drive to Harbour Town, offering easy access to shopping, dining and coastal amenities.

KEY FEATURES

- Location - 650m to the beach
- Main bedroom with ensuite
- Beds 2 & 3 with built in robe
- 4th bedroom / study
- Kitchen with electric cooking and adjacent casual meals area
- Spacious lounge
- Ducted reverse cycle air conditioning for year round comfort

LEASING INFORMATION

LEASE TERM: 12 Months

AVAILABLE FROM: Now

WATER CHARGES: Tenant to pay supply and water use

PET POLICY: 1 x small outdoor pet negotiable

FURNISHED: This property is offered UNFURNISHED.

INSPECTION: Register to view

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 Q9FGW0
Property Type House
Including Ensuite
Study
Air Conditioning
Ducted Heating
Toilets (2)
Outdoor Entertaining
Built-in-Robes
Secure Parking

Sharon Trowbridge

Property Investment Specialist | rent@ljhglenelgbrighton.com.au

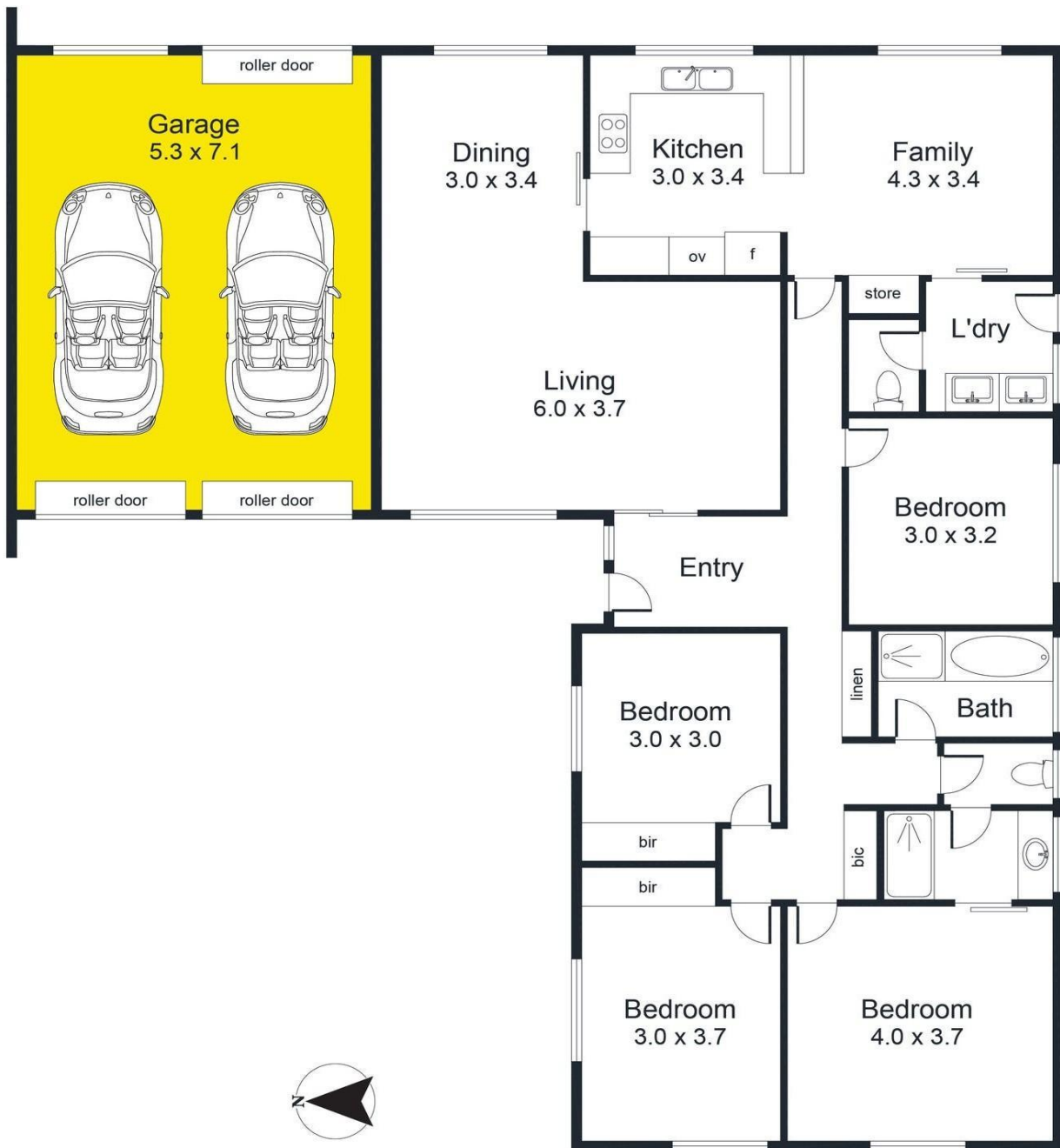
LJ Hooker Glenelg | Brighton (08) 8294 6000

76 Oaklands Road, SOMERTON PARK SA 5044

glenelgbrighton.ljhooker.com.au | 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.



Area (Estimate only)	
Living	192.4 m ₂
Garage	37.6 m ₂
Total	230.0 m₂

For illustrative purposes only.
All measurements are approximate



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.

