



12 Murphy Street Fulham Gardens SA 5024

 4  3  1

\$680.00 pw

Date available: 19 July 2024

[Book Inspection](#)

## IMMACULATE 4 BED & 3 BATH SOLID BRICK FAMILY HOME! Solar Panels included.

Please register your interest in this property by clicking on the Book Inspection Button or Email/Call Agent button. You will be informed of any inspection times. It is imperative that you register your attendance at our inspections.

This solid brick family home is located on a corner block overlooking an excellent Reserve including playground facilities. This home offers excellent storage areas and generous rooms throughout. This home is in immaculate condition.

A great opportunity to live close to the beach, the city and enjoy all the conveniences in Fulham Gardens and its surrounding suburbs.

Other features are:

- INCLUDED: Washing machine, Dryer and Fridge included in the tenancy
- Solar Panels - 6.6KWS
- Security System
- Reverse Cycle Air Conditioning throughout
- Light-filled open plan living/dining area with ornamental fireplace only
- Neat kitchen with gas cooktop and oven, plus plenty of bench and cupboard space

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- Separate pantry room and can be used for storage purposes, if so desired
- Second living area with direct access to the gorgeous outdoor patio area. This living room also includes a gas heater and ceiling fan.
- Generous main bedroom with walk in robe and ensuite bathroom including w/c
- Bedroom 2, 3 & 4 all of good size, bedroom 2 includes a built in robe
- Stunning main bathroom with full bath, shower & w/c
- 3rd bathroom with shower, basin and w/c
- Separate laundry room with large built in cupboard
- Large linen closet located in the hallway
- Single car garage with secure and direct access to the home
- Storage room located off the garage, currently used as a bike room
- Large carport / pergola area - excellent for entertaining! Includes a dedicated gas line for a BBQ.
- Easy maintenance gardens with underground watering system to the rear of the home and good sized shed for tenant's use
- Front pergola area overlooking the stunning Reserve and beautiful gardens surrounding the front of the home.
- Excluded: Cellar room - locked and not for tenant's use
- Excluded: Split system in bedroom (not required due to ducted air conditioning throughout))

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 (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.

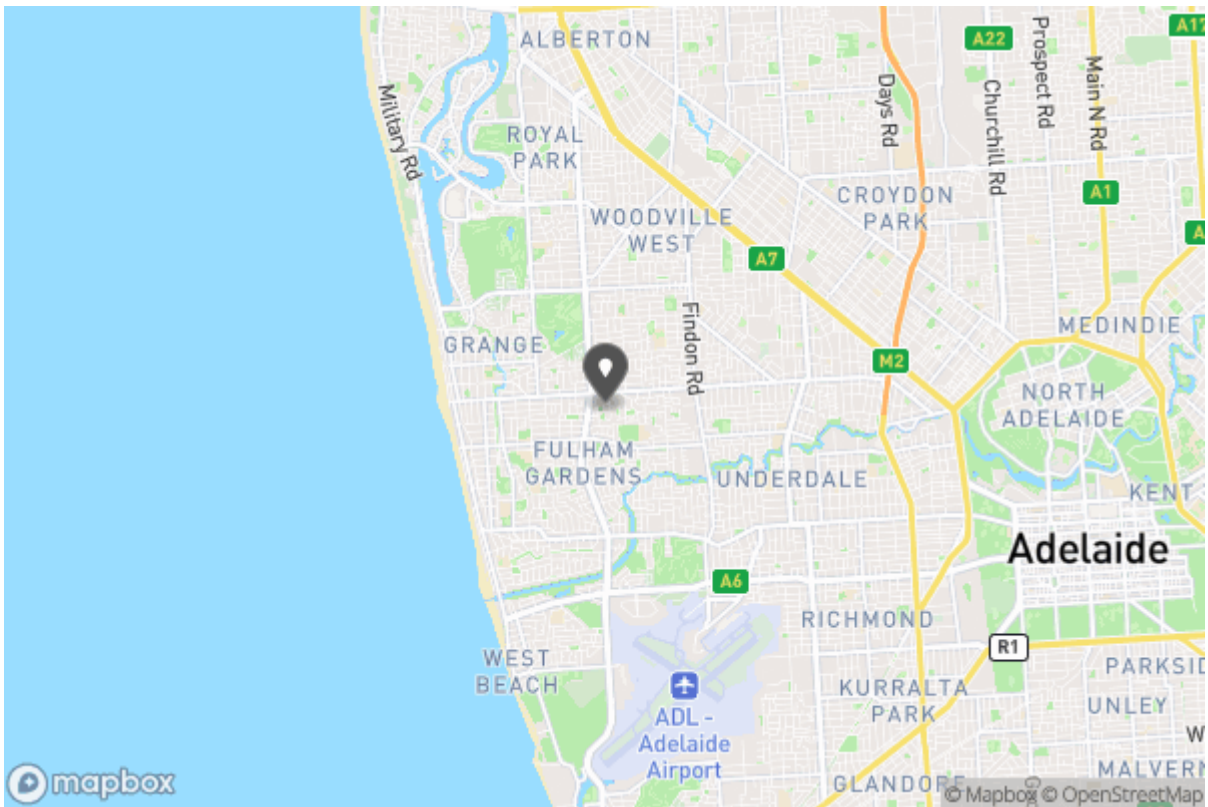
# Gallery



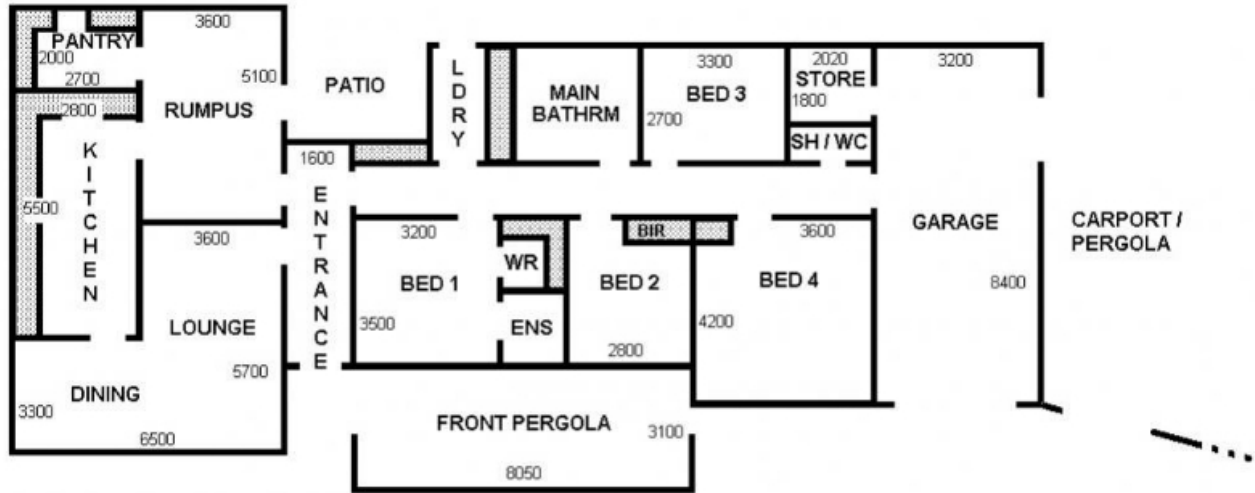




# Location Map



# Floor Plans





Don't forget to confirm your inspection by SMS or email

### Property Management

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### Why Book with Bruse Real Estate

With our agency, you can book Property Inspections 24/7 on your computer, tablet or smartphone. When you do, you will receive an immediate response confirming your booking via email and SMS. Should the property be leased, the inspection time changed or cancelled for any reason, you will be informed the second it happens keeping you up to date.

You can also change or cancel your booking at any time if you no longer wish to attend or the times are no longer suitable. As part of your booking, we will send you reminders of the inspection as well as directions to the property to make the process of inspecting the property seamless.

Finally, should you wish to apply for the property, all of the relevant information including PDF or online applications details will be provided so you can apply as quickly as possible.



# Tenancy Application

A copy of the General Tenancy Agreement for this property, including all special conditions is available via the following link:

[Apply Online](#)

<https://2apply.com.au/Property?agentID=AB-BRUSERE&uniqueID=1P3898>