



25B Derwent Avenue Magill SA 5072

 3  2  1

\$680.00 per week

Date available: 27 February 2025

[Book Inspection](#)

## MODERN 3 BEDROOM HOME IN AN EXCELLENT LOCATION!

OPEN INSPECTIONS:

Tuesday, 28/01/25 at 12.00 - 12.15pm

Thursday, 30/01/25 at 10.00 - 10.15am

REGISTER: 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.

Available date: The tenancy start date will be confirmed during the Application process.

Modern home with character and charm. Quiet and secure location. Fantastic entertaining and living areas.

A unique home with a quality stone fronted facade and all the modern conveniences of a near new home. A wonderful home that will suit many tenants.

Perfect for entertaining with family and friends, the very generous living and dining room is full of natural light and opens out to the huge alfresco area complete with a gable top pergola and beautiful sand stone pavers. Lots of space

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and easily maintained. Adjacent the open plan living area is the stylish kitchen, well equipped with lots of storage, bench space and quality appliances.

The main bedroom is located to the front of the home and offers a walk in robe and a designer ensuite bathroom. Bedrooms 2 and 3 both include quality built in robes and are close to the fantastic main bathroom with twin vanities and a full size bath.

Other features are:

- > Ducted reverse cycle air conditioning
- > Alarm system
- > Quality curtains and blinds
- > Extra storage cupboards fitted in the hallway
- > Good size laundry with handy bench space
- > Gable roofed pergola with clear panels to take in the natural light
- > Water wise gardens
- > Gas instant hot water service
- > Gas cooktop with wok burner

This home is in an excellent location, close to transport, shopping and all the conveniences of Magill and its surrounding suburbs.

Water charges applicable, in most cases, as legislated.

NBN: Please check with your internet provider if this service is available.

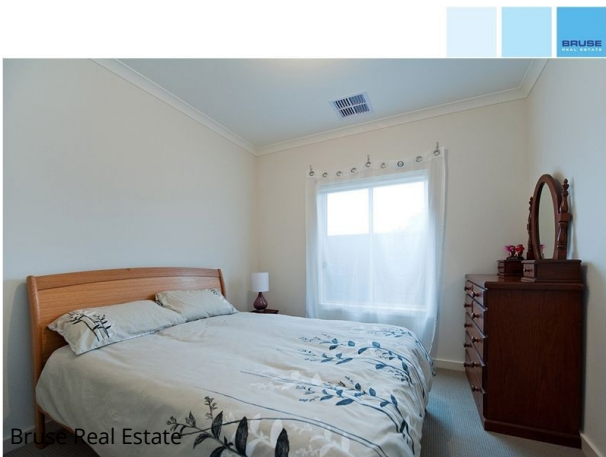
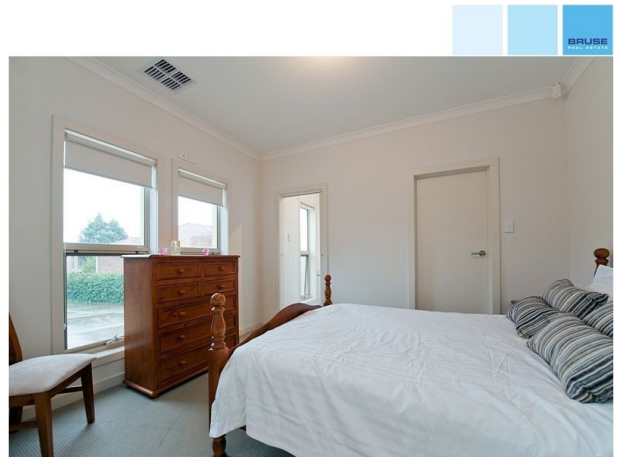
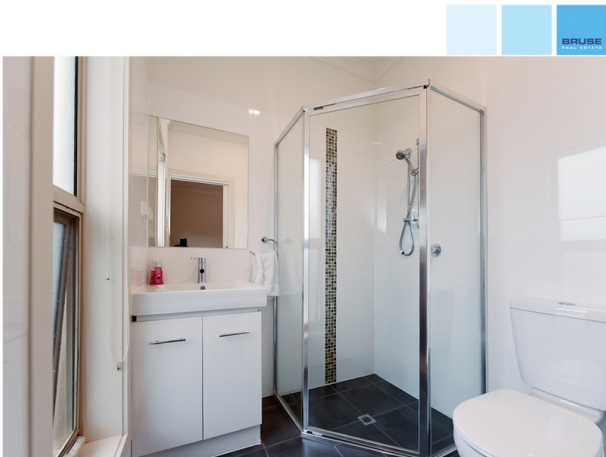
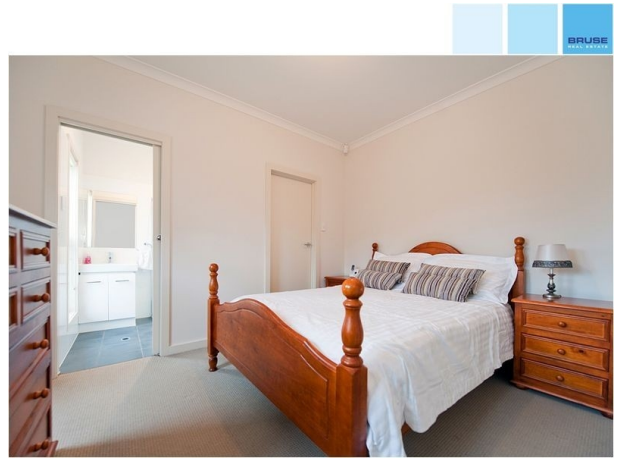
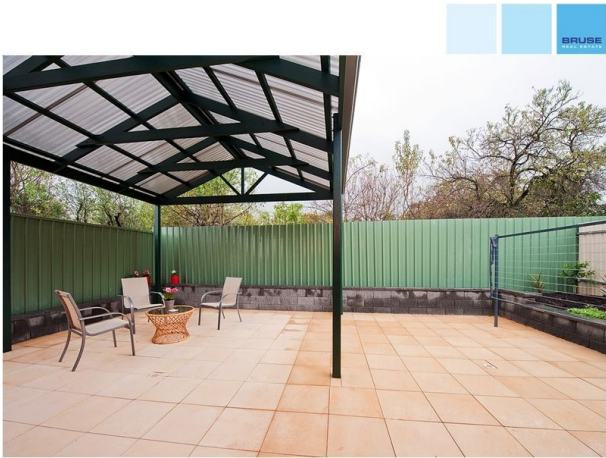
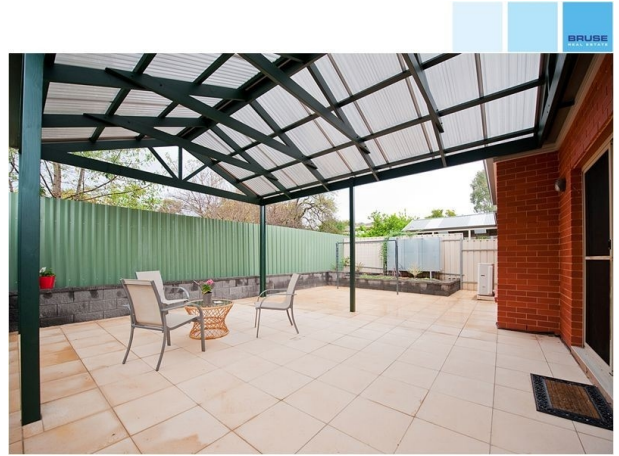
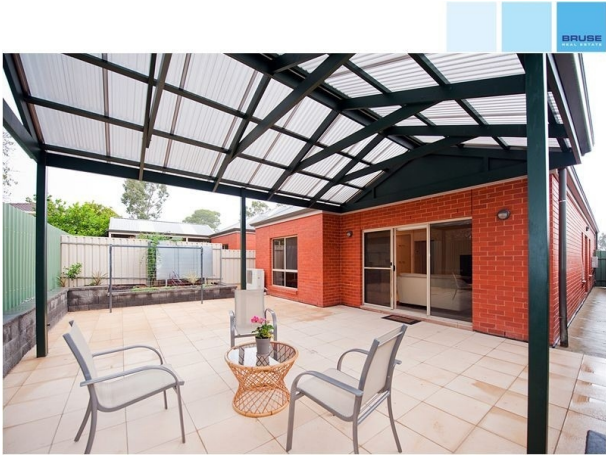
THE ADVERTISING PHOTOS WERE PREVIOUSLY TAKEN DURING THE SALE PROCESS IN 2011. The furniture displayed in the photos is NOT included in the tenancy.

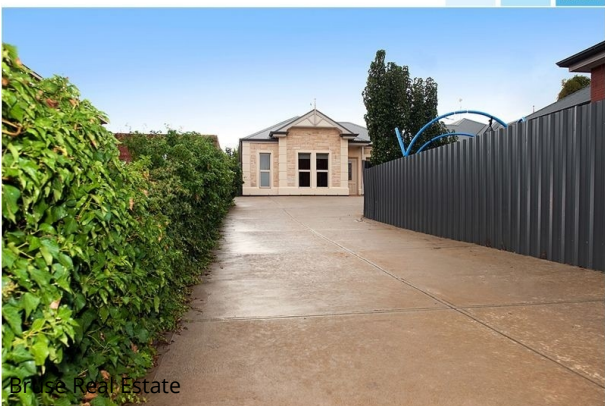
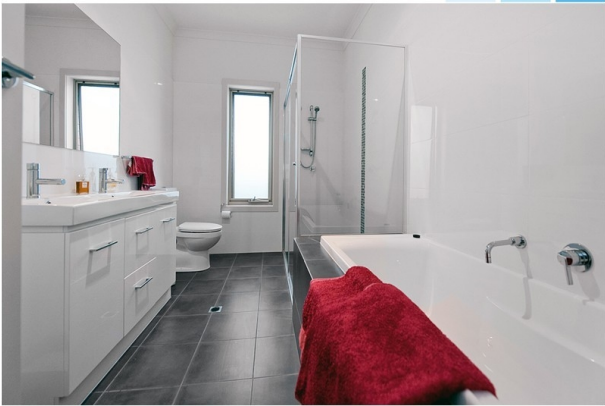
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Bruse Real Estate ph: 0411703383.

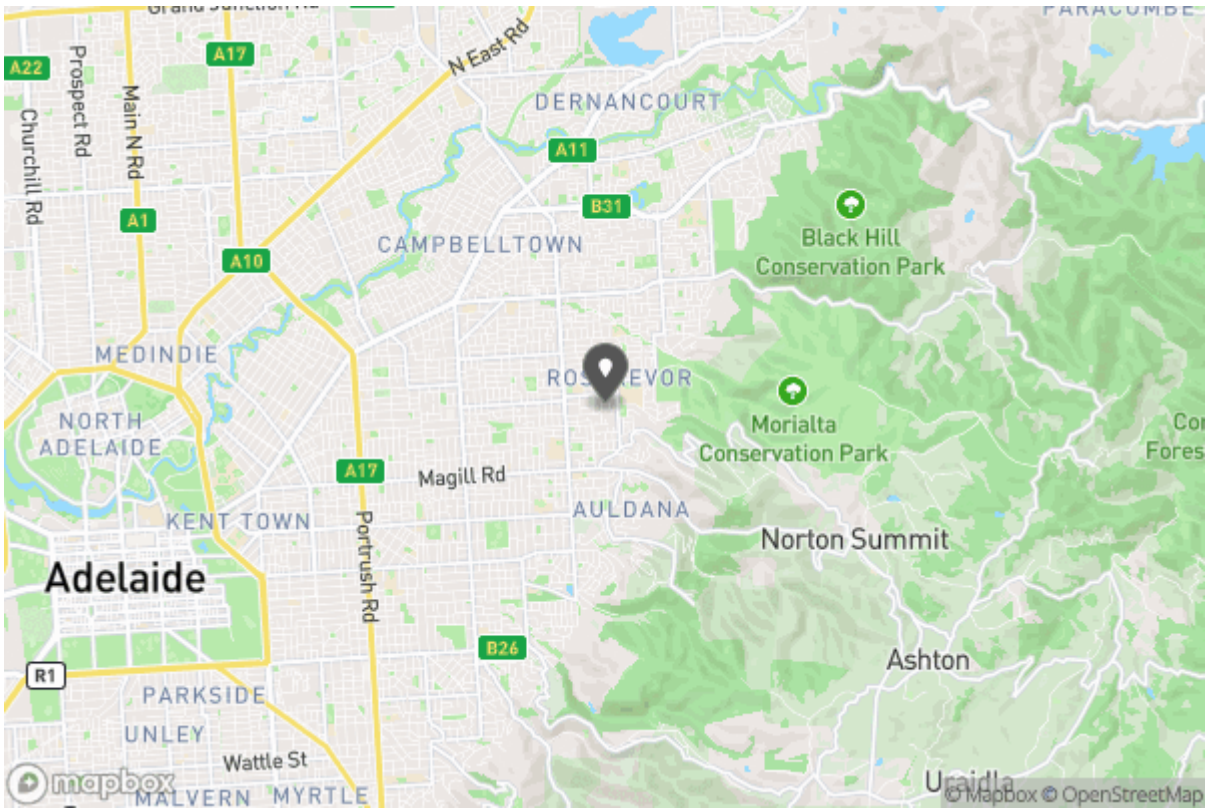
# Gallery







# Location Map



# Floor Plans





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

### Property Management

rental3@bruse.com.au

0411 703 383  
357 Greenhill Road  
Toorak Gardens SA 5065



### 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=1P3980>