



30 Watson Avenue Rose Park SA 5067

 4  2  2

\$1250 per week

Date available: 18 March 2024

[Book Inspection](#)

GORGEOUS BLUESTONE VILLA IN FANTASTIC LOCATION

Positioned in one of Adelaide's most beautiful streets, this charming home cleverly retains a seamless blend reminiscent of its past with the added convenience of modern day living.

What we love about it!

- * Timeless character features with high ceilings and ornate fireplaces
- * Four double bedrooms (main with BIR and ensuite)
- * Plantation shutters in front rooms
- * Huge open plan family room
- * Large formal lounge or 5th bedroom
- * Second lounge area overlooking the rear pool and gardens
- * Spacious modern kitchen with Miele dishwasher, gas cooktop, electric oven
- * Timber flooring throughout living areas with 3 bedrooms carpeted
- * Separate laundry
- * A large cellar perfect for underground storage
- * Ducted reverse cycle airconditioning and a r/c split system in rear living room.
- * Very well maintained inground pool set amongst lovely gardens and lawn

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- * Auto timed irrigation system front and rear gardens
- * Double auto garage
- * Security alarm system
- * Minutes from the CBD, transport, parks and Adelaide's best shopping precincts
- * A range of excellent schools including Rose Park Primary and Marryatville High School

From the moment you enter this home you just can't help but be impressed by all it has to offer. A truly stylish home just awaiting the right tenants.

LEASING DETAILS:

- * Available mid March for an initial 12 month lease
- * Unfurnished
- * Sorry no pets
- * Monthly pool maintenance is provided and the tenants must maintain the pool and water levels at all times
- * Tenant pays water use and quarterly supply
- * The tenants must maintain the gardens and the owner provides quarterly pruning.

Gallery





Location Map



Floor Plans



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.

Produced by The Folchase Group



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

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Why Book with Smallacombe Real Estate Mitcham

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=MA-SMALLACOMBEMITCHAM&uniqueID=817e3512-7bd9-43d5-92f8-ab2ed49a0816)

<https://2apply.com.au/Property?agentID=MA-SMALLACOMBEMITCHAM&uniqueID=817e3512-7bd9-43d5-92f8-ab2ed49a0816>