



## 55 Penang Avenue Colonel Light Gardens SA 5041

 3  1  2

\$600 per week

Date available: Now

[Book Inspection](#)

### GREAT FAMILY HOME IN GREAT LOCATION!

If you are attending the open inspections - PLEASE NOTE - it is a requirement to remove your shoes before entering the home as the floor boards have just been polished.

IMPORTANT INFORMATION: Please register to be notified of any upcoming inspections. By registering, you will be INSTANTLY informed of any updates, changes or cancellations.

If you are interstate a friend or family member MUST physically view the property on your behalf before you can apply. Thank you

Available - NOW

Lease Term - 12 months

Rent - \$600 per week

Bond - 4 weeks rent equivalent (\$2400)

Water Charges - All water usage and water supply - tenants to pay

Exclusion - all fireplaces in the home are ornamental only and excluded from the lease.

This character home is in a fantastic location at a sensible price!!.  
Smallacombe Real Estate Mitcham

The home comprises three generous bedrooms all with ceiling fans, a dining area to enjoy family meals together and a separate laundry with additional toilet.

What we like about this home:

- Large backyard for your enjoyment of the outdoors
- beautiful gardens in the front & back
- large double lock up garage
- reverse cycle ducted air conditioning for year-round comfort
- Security system for peace of mind (can be monitored at tenants cost)
- Ample off street car parking
- solar panels and solar batteries an advantage in reducing cost of living - solar total capacity 4.96kw and battery is 10kw

This home is very well situated, close to;

□ Close to; Mitcham Library, winter running creeks leading to Mitcham Reserve and the picturesque Brownhill Creek walks, tennis, lawn bowls, dog parks.

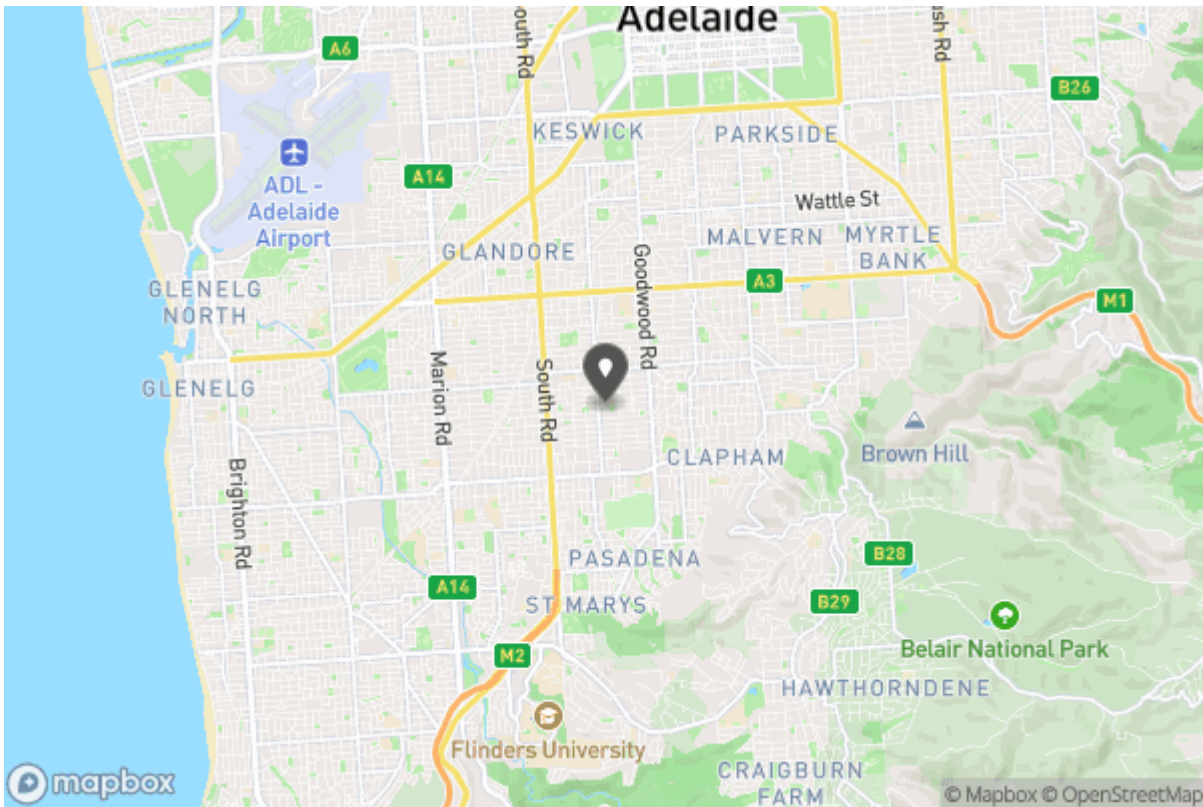
- prestigious schools; Scotch College, Mercedes College, Colonel Light Gardens Primary, Clapham Primary, Westbourne Park Primary, Mitcham Girls High, Cabra Dominican College, Unley High School
- amenities at; Mitcham Square Shopping Centre or Pasadena Foodland, BigW - Cumberland Park, Castle Plaza
- restaurants near home; Stamps, Lenzerheide, Buongiorno Cafe, The Edinburgh or Torrens Arms Hotels.
- Public transport: easily accessible on Goodwood Rd & Winston Ave, so leave your car at home!!

# Gallery





# Location Map





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=6a9b326f-61dd-429a-a1f9-ed70cd40f87c)

<https://2apply.com.au/Property?agentID=MA-SMALLACOMBEMITCHAM&uniqueID=6a9b326f-61dd-429a-a1f9-ed70cd40f87c>