



605/39 Grenfell Street Adelaide SA 5000

 2  2  0

\$750 pw fully furnished

Date available: Now

[Book Inspection](#)

## FANTASTIC LOCATION AND LIFESTYLE TO MATCH

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 - \$750 per week

Bond - 4 weeks rent equivalent (\$3000)

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

Furniture - Furnished

This beautiful apartment has a lovely homey feeling the minute you walk through the door.

A share-friendly floorplan places the two bedrooms - both fitted with built-in robes and elegant ensuites - on either side of a well-appointed kitchen with all the modern conveniences, the adjacent dining room, and a spacious lounge.

A desirable home with all the must haves, including:

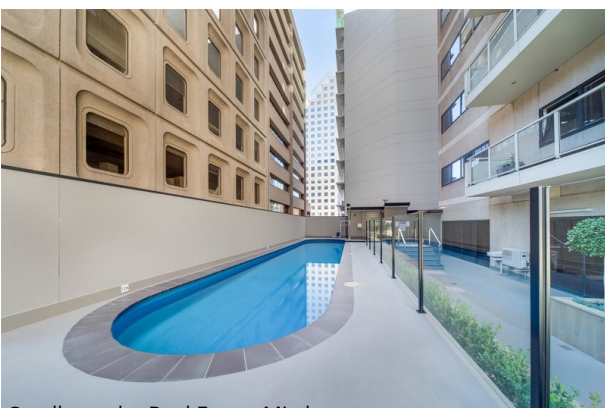
- An expansive covered balcony to enjoy the evening sunsets and some fresh air
- direct access to balcony from lounge and bedroom 1
- both bedrooms have stylishly appointed private ensuites, one with bath/shower; the other with shower and room for a washing machine
- Ducted reverse cycle A/C throughout for cosy winters and cool summers
- Comfortable and practical kitchen with abundant storage and a dishwasher, gas cooker/oven and rangehood among its stainless mod cons
- Secure building access via an intercom and swipe card for your peace of mind
- Use of the building's stunning outdoor swimming pool, without the worry of maintaining it!
- Furnished - excludes cutlery, towels and linen
- Blissfully quiet despite being in the heart of Adelaide CBD

This home is very well situated, close to;

- prestigious schools; Adelaide High School(zoned), Adelaide Botanic High School(zoned), Christian Brothers College and Pulteney Grammar, University of Adelaide, University of South Australia
- transport; walking distance to tram and train station, buses
- Amenities; Cafes/restaurants/Pubs with welcoming alfresco dining spaces right outside the building entrance as well as close by Peel, Leigh, and Hutt Streets, as well as the East End, shopping along Rundle Mall and Rundle Street, Adelaide Central Markets
- Close to; Adelaide Oval, The Zoo, Botanical Gardens, Adelaide Parklands, Garden of Unearthly Delights and Gluttony during Fringe, Royal Adelaide Hospital, Womens and Childrens Hospital

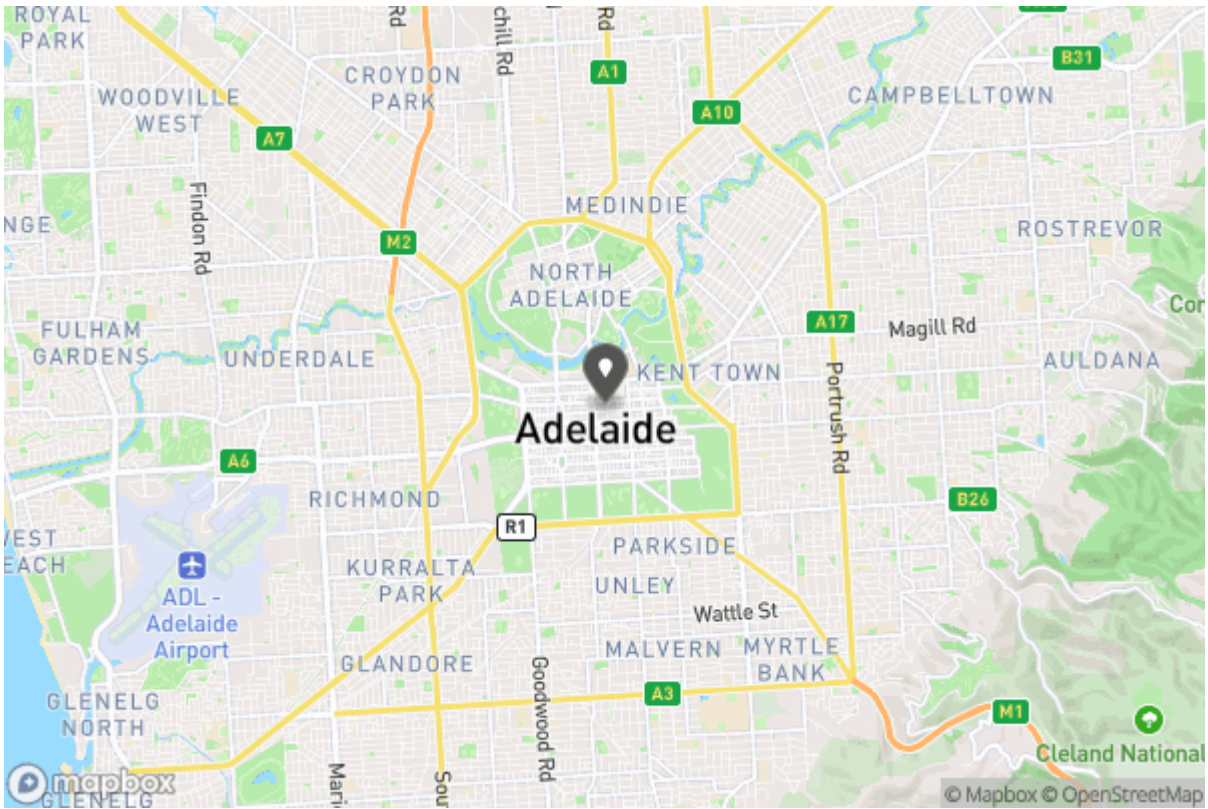
# Gallery



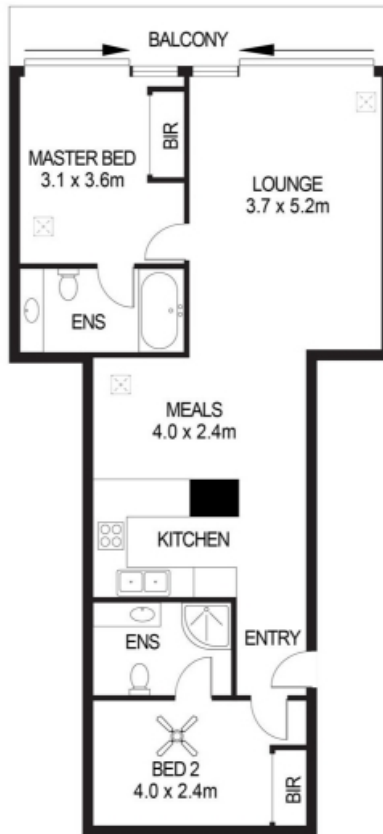




# Location Map



# Floor Plans



605/39 GRENFELL STREET, ADELAIDE

LIVING: 74.4m<sup>2</sup>  
BALCONY: 8.5m<sup>2</sup>  
TOTAL: 82.9m<sup>2</sup>

| Not to scale | Drawing for marketing purposes only | Measurements and dimensions are approximate | Floorplan by In-House Imaging |



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

Athena Tsimogiannis

athena@smallacombe.com.au

(08) 8271 4177  
85 Belair Road  
Kingswood SA 5062



### 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=6a322233-cd7a-40fe-8f40-cbe3d7000b56>