



25 Brayden Court Mitchell Park SA 5043

 3  2  2

\$530 pw

Date available: Now

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## IDEAL FAMILY 3 OR 4 BEDROOM TWO STOREY HOME IN GREAT LOCATION

\*\* If you have recently visited an area that has been nominated as a coronavirus hotspot, or are unwell, or have been in contact with someone who is ill, please be respectful of the wellbeing of others and reconsider entering this property \*\*

Due to changes with Covid 19 regulations, please confirm per email, if you are to attend any advertised Open Inspection and also be aware that Social Distancing rules will apply.

We thank you for your understanding and cooperation during this time.

Downstairs this home has a large open living dining/kitchen area with a split reverse cycle a/c. The kitchen is equipped with dishwasher, induction cook top and self cleaning oven.

The main bedroom is also downstairs with large built in robe, ceiling fan and ensuite bathroom.

There is extra storage under the stairs and the laundry is equipped with large benchtop and broom cupboard.

Upstairs bedroom 2 has a built in robe with a mounted tv and ceiling fan. Bedroom 3 has mounted tv and ceiling fan. Please note should mounted tvs stop working they will not be replaced or repaired but you may use the brackets to attach your own tvs.

The fourth large room upstairs can be used as a family room or a fourth bedroom. It also has a ceiling fan and all of the

4 upstairs rooms have ducted reverse cycle air conditioning.

The spacious upstairs bathroom is newly renovated with separate wc and vanity area with a shower and bathroom separate also.

Outside there is a huge undercover paved entertaining area with lights and ceiling fan and fully planted green garden bed.

A tool shed is available and a carport with a manual roller door. There is off road parking for one car behind carport. Walk to Flinders University and Flinders hospital. The bus and train are also walking distance as is the pretty Sturt River walk.

This property is so close to the Southern/Northern Expressway, Marion Shopping Centre, schools and surrounded by parks.

Small Dog allowed

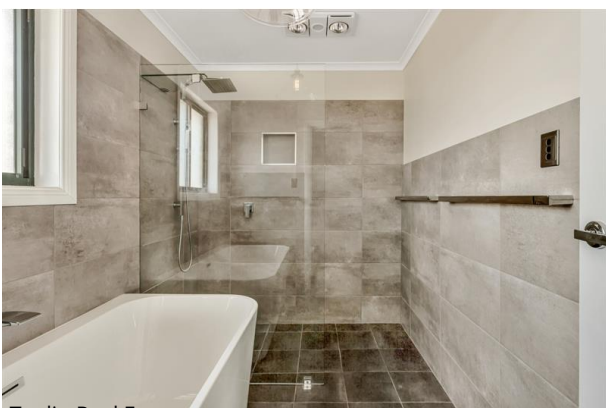
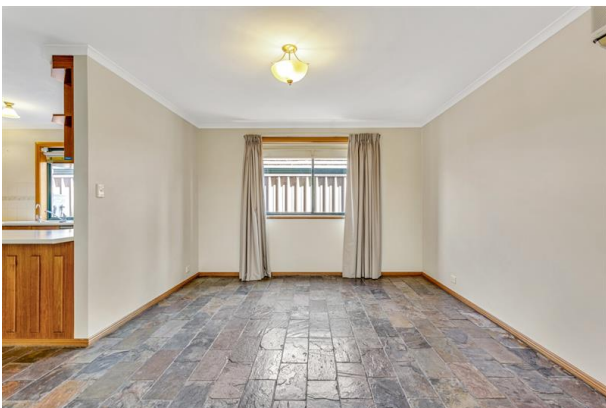
12 Month Lease

Tenant to pay Water supply and usage

# Gallery

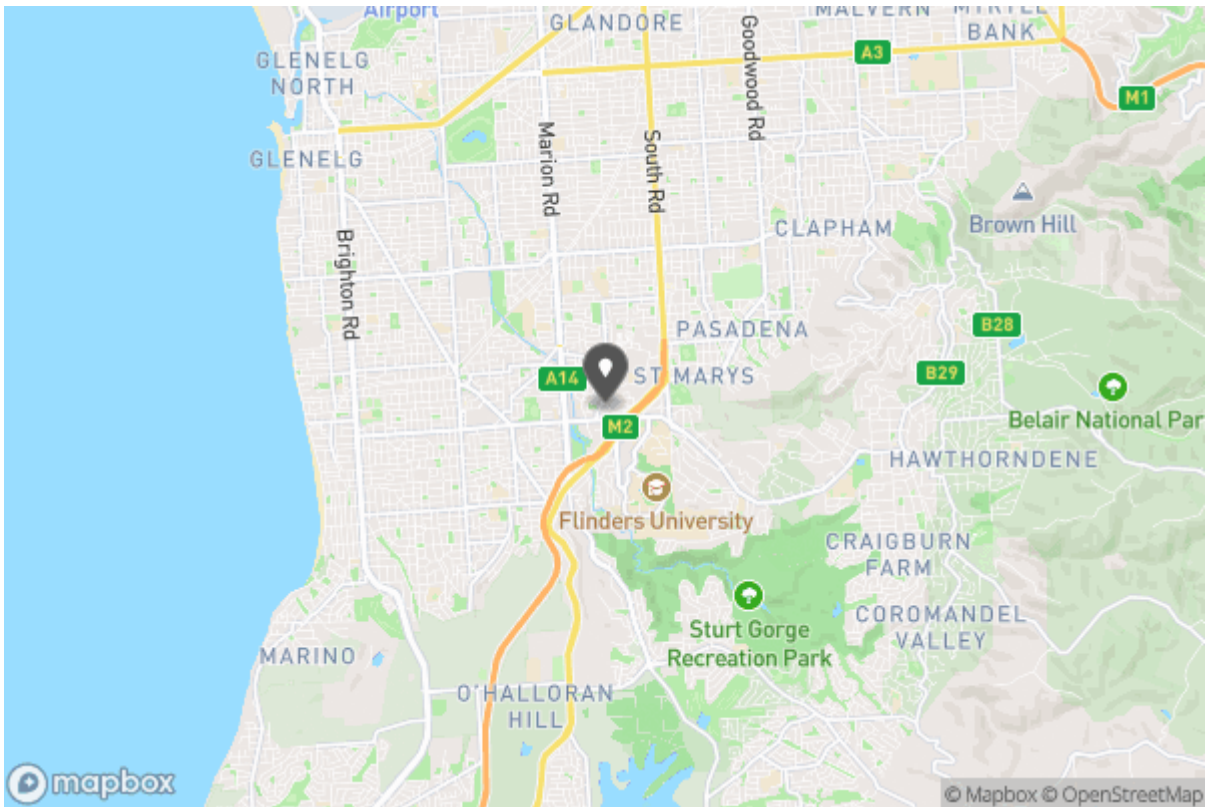








# Location Map





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

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## Why Book with Taplin 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/Form?AgentID=AB-TAPLIN&UniqueID=1P9977)

<https://2apply.com.au/Form?AgentID=AB-TAPLIN&UniqueID=1P9977>