

# 2 Colin Street, Findon, SA 5023

## House For Rent

Tuesday, 7 May 2024

2 Colin Street, Findon, SA 5023

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Georgina Bueti  
0405112599

**\$800pw**

Georgina Bueti of Rental Property Network is pleased to present this unique and spacious 3-4 bedroom home with two bathrooms and two kitchens. Can be utilized as one huge home with flexible floorplan OR main house with teenage retreat OR two separate residences - although some facilities are shared between the two residences. Offering a great central location with easy access to the city and Adelaide's sparkling western beaches. What we love about this home- Main House offers - • Solid brick conventional style home • Large main bedroom, with ceiling fan and external window shutter • Bedroom 2 - with ceiling fan and external window shutter • Bedroom 3 - with ceiling fan • Bedroom 4 - separate entrance - can be used as entrance/bedroom for 2nd dwelling • Great sized kitchen features a gas cook top, dishwasher, and ample bench space & cupboards both under bench and overhead • Huge dining room directly adjacent kitchen. With tiled floor, built in storage cabinet, gas heater and sliding door access to external area. Wall air conditioner also offering heating and cooling. • Sunny and spacious lounge room with tiled floor and external window shutter • Original and neat bathroom features a bath tub & separate shower and floor to ceiling tiles • Separate toilet • Under cover verandah leading to low maintenance rear yard • Off street parking for 2 x vehicles • Secure front yard Granny Flat offers • Main room can be used as studio style bedroom • Separate eat-in kitchen with lots of bench space, cabinetry and stand up oven/gas cooktop • Shared Laundry with main residence incorporating second toilet and second shower • Separate access from front of property via Sliding Doors Rear yard is shared with main house as is rear veranda. Consequently pets are not suited to this property Additional small garden shed outside along with external storage shed with original built in cupboards Please note that side driveway and large sheds along with two sections of the rear yard are used by occupants of neighboring property. These areas have been sectioned off and will not be accessible. Conveniently located between the City and the Sea and offering easy access to local Schools, multiple local shopping options as well as easy access to public transport, this is your opportunity to purchase an outstanding home that offers the quality and hassle-free lifestyle you've been seeking. Tenancy Details: Property available now Lease term: 12 month lease preferred Pets: Not suitable for pets sorry \*\* OPEN INSPECTION THURSDAY 9th MAY 2024 between 5.15pm - 5.45pm (To register, click on "Get In Touch" red button) IMPORTANT TERMS: \* Only those who have inspected the property in person will be eligible to apply \* Applications will be processed only if fully completed with required ID attached - any occupant over 18 years old must submit an application \* Applicants will need to meet the 'rent to income' ratio. The 'rent-to-income' ratio is the percentage of income a tenant will need for the monthly rent. \* Applicants need to make their own enquiries and investigations into internet / NBN availability at the property. Disclaimer: Every care has been taken to verify the correctness of all details used in this advertisement. However no warranty or representation is given or made as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error or omissions.