

# 41 Claremont Avenue, Adamstown Heights, NSW 2289

## House For Rent

Tuesday, 7 May 2024

41 Claremont Avenue, Adamstown Heights, NSW 2289

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Nathan Finney  
0249260623



Safe Hands Property Management  
49260623

## \$650 Per week

\* We only accept 2Apply applications. If you wish to apply for this property please visit our website <https://presence.realestate/properties-for-rent/> find the property and click on apply for this property.\* 7 month lease preferable and pets may be considered at start or during tenancy Discover this warm and inviting family home on an expansive, leafy block in a tranquil cul-de-sac, offering an oasis of serenity within the sought after community of Adamstown Heights. You are welcomed by an artfully landscaped front yard featuring a harmonious blend of flowering and tropical plants, complemented by natural hardscaping. Step inside this captivating home, where refinished timber floors exude warmth and character, sunlit by modern aluminium windows. An inviting air-conditioned lounge and dining, complete with a cozy study nook, seamlessly transitions to a stunning custom-built kitchen, installed just 18 months ago. This culinary haven boasts stone benchtops, stylish timber shelving, and integrated appliances, including a 900mm oven, 5-burner gas cooktop, convection microwave, and integrated dishwasher. Three spacious bedrooms, all including fans, provide comfort and sanctuary, with the master featuring built-in robes. They share a family bathroom showcasing elegant tiling and a luxurious freestanding bath. A separate laundry ensures practicality, featuring ample bench and shelving space and a second toilet for convenience. Outside, multiple seating areas in the private leafy backyard provide enchanting spots to soak up the melodious birdsong, creating a serene retreat right at home. The choice of two entertaining spaces includes a covered alfresco at the rear and front verandah with electric awning boasting leafy vistas stretching from Claremont Park to the surrounding district. The property is fully fenced and includes a single garage and underhouse storage. The kids will never be bored here, with the hidden creeks and ferny glens of nearby Fernleigh Track beckoning, or just two doors down they can explore Claremont Park – a vast green space with a playground, encircled by native trees. Schools are a breeze to get to, with the full suite of preschool, primary and high schools all within easy driving distance. For all your shopping needs, both Westfield Kotara and Charlestown Square are only minutes away and it's only a short drive to fabulous Merewether beach for nippers or family fun days in the sun. Commuters will also enjoy the seamless access to major arterial routes via the Pacific Highway. Features include:- Weatherboard and tile family home in a quiet cul-de-sac near parkland and the Fernleigh Track.- Welcoming living/dining and study nook, with ample natural light and an air-conditioner and fan for climate comfort. - Stacker doors from the living area opens out onto an inviting front verandah, with remote operated awning and lush views of Claremont Park and the surrounding district- An expansive covered alfresco at the rear is ideal for entertaining- Custom-built kitchen, installed 18 months ago, featuring stone benchtops, spacious pantry, sleek Turner Hastings undermount sink, stylish shelving and integrated appliances including, dishwasher, 900mm oven with 5 burner gas cooktop, and convection microwave.- Three comfortable bedrooms all feature fans, master includes built-in robes.- Family bathroom with elegant tiling and a luxurious freestanding bath with shower. Separate laundry with plenty of bench and shelving space and second toilet. - Expansive fully-fenced yard with artfully landscaped front garden and enchanting outdoor seating areas, perfect for kids play, relaxation or entertaining.- Sub-floor ventilation, gas hot water and two gas bayonets in the home.- Single garage providing secure parking and underhouse storage space.- Conveniently located in a family-friendly neighbourhood with easy access to shops, schools, and parks. Disclaimer: To inspect, please register on <https://presence.realestate/properties-for-rent/>All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.