# 46 Briar Road, Felixstow, SA 5070

## House For Rent

**Wednesday, 26 June 2024**

**46 Briar Road, Felixstow, SA 5070**

**Bedrooms: 3**  **Bathrooms: 1**  **Parkings: 2**  **Type: House**



Jessica Trinchini
0497807934

**$650 per week**

BOOK YOUR INSPECTION ONLINE.To view this property please click on the BOOK INSPECTION button & make sure you register your details in order to be notified of any changes.If no times are available, please proceed to register your details & you will be notified of the next inspection time when booked.This home features three bedrooms, two with built-in robes, and one that offers versatility as a study. The updated kitchen boasts a breakfast bar, electric stove, dishwasher, and ample storage. The front lounge provides a relaxing space, while combined dining and kitchen area adds to the home's functionality. The rumpus room, complete with a split system air conditioner, offers additional space for entertaining or unwinding. The spacious backyard features shaded vegetable gardens, fruit trees, and vines, creating a charming outdoor retreat. Additional storage is available with a cellar and large shed. The property also offers a double-length carport and a secure garage/workshop.Conveniently located just a short drive from Felixstow Primary School,  Felixstow Reserve, Marden Shopping Centre and an approx five-minute walk to the Riverside playground.ADDITIONAL FEATURES WE LOVE: • 3 bedrooms 2 with built-in robes• Main bathroom with shower and separate bathtub• Kitchen with breakfast bar, electric stove, dishwasher, and ample storage• Front lounge and combined dining/kitchen space• Rumpus room for added entertaining space• Reverse cycle ducted air conditioning throughout for year round comfort• External roller shutters for privacy and security• Outdoor entertaining area • Large shed and wood shed in rear yard, plus a spacious garage with a cellar• Carport with space for two carsPLEASE NOTE:Lease term: 12 monthsFurnished: NoPets: NegotiableWater: Tenant(s) will be responsible for water usage and supply.