

**8 Marion Street, Melrose Park, SA 5039**



**House For Rent**

Wednesday, 20 March 2024

8 Marion Street, Melrose Park, SA 5039

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 812 m2**

**Type: House**



Dianne Czabayski

**\$1,000 per week**

GREAT OPPORTUNITY TO RENT AN UNFURNISHED, TIDY 3 BEDROOM HOME/OFFICE with REAR WORKSHOP/WAREHOUSE (180M2) AND MEZZANINE, 3 Phase Power, large compressor, plenty of onsite car parking, 2 roller doors, separate electricity meter to workshop plus separate toilet. Secure lock up site with gates and perimeter fencing. Property is in close proximity to major transport routes (Southern Corridor) and local amenities including cafes, short drive to Pasadena Foodland, Westfield Marion, schools and within 10kms of the city. Features of the home/office include:

- 3 good sized bedrooms, one with built in sofabed
- Eat in Kitchen with gas cooking
- Sun filled lounge room
- Alarm System
- Solar Panels
- Reverse Cycle Heating and Cooling
- LED Lighting
- Polished Floor boards throughout
- Undercover outdoor entertainment area
- Minimal garden maintenance/ fish pond to maintain
- Plenty on site car parking with secure lock up gates

Note: Outdoor Spa is excluded from the tenancy  
Available - Now  
Lease Term - 12 months  
Rent - \$1000 per week  
Bond - 4 weeks rent equivalent  
Water Charges – Tenant to pay all Water Usage and Water Supply  
Separate Electricity Meter to Workshop  
Please call Dianne Czabayski on 0412 295 368 to arrange a time for inspection or email [dianne.czabayski@sa.rhc.com.au](mailto:dianne.czabayski@sa.rhc.com.au) \*\* Only applicants who have inspected the property will be considered \*\*  
RLA 205498