

**17 Labrina Avenue, Prospect, SA 5082**



**House For Rent**

Tuesday, 25 June 2024

17 Labrina Avenue, Prospect, SA 5082

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Coby Goldner  
0406496770

**\$775 per week**

BOOK YOUR INSPECTION ONLINE:realestate.com.au instructions: Scroll down this page to where you see the "Inspections" section and it will say "1 date is currently available for inspections. Request a time to see this place" if there is an inspection available. If there is click the "Request a time" text and follow the prompts.domain.com.au instructions: Please click the "Book Inspection" button and follow the promptsraywhitestpeters.com.au: Please click the "Book Inspection" button and follow the promptsFor all other websites: Please send an enquiry and we will automatically respond with the open inspection times and how to bookNote: If there are no inspections available yet please send an enquiry and you will be notified as soon as we upload an inspection time.-----Located on a beautiful tree-lined avenue, within the zoning of Adelaide High School and Adelaide Botanic High School, and less than a minute's walking distance to Prospect Road's revered dining strip.Upon entry through the tessellated return verandah, you'll be graced by stunning leadlight, picture rails, latticed fretwork, decorative fireplaces, tall ceilings and sash windows. You'll definitely love the relaxing expansive lounge room with elaborate ceiling plasterwork, ambient pelmet lighting and a feature gas log fire.The home offers three spacious bedrooms, kids bedrooms are plenty big enough for twin beds and a homework station, and the master bedroom is a central haven with whitewashed vintage robes, 1 of 2 fireplaces and a quaint ensuite.Creating a quiet workspace, or a separate small dining area, the study includes inset bookshelves to be utilised for work - or your whiskey collection.It is in the rear kitchen / family room where the quirk sets in. The 1980s timber kitchen and open-plan living area, with exposed brickwork and rafters, has a totally retro aesthetic. This effect translates into the timber veneer joinery in the nearby main bathroom.Features:\* C1915 restored return verandah villa\* Period adornments & polished timber floors\* 3 huge bedrooms / 2 with decorative fireplaces\* Ducted evaporative cooling\* 16 solar panels\* Natural fibre insulation\* Neat & established gardens with slate paths\* "Woodland Grey" corrugated fencing\* Rear garden shed & storageThis home is close to Prospect Oval, many gorgeous local parks, fresh market fare at Schinella's Local Market, Bus routes via Main North & Prospect Roads and easy minutes to North Adelaide.Bond - 4 weeks rent equivalentPets - NegotiableLease Term - 12+ monthsWater Charges - All water usage and water supplyFurniture - UnfurnishedAll information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition, inclusions, exclusion, omission) Interested parties should make their own enquiries and obtain their own legal advice. As well as all parties must view the property in person to make sure it reflects the list of inclusions listed in this ad.