

# 44 Vine Street, Prospect, SA 5082



## House For Rent

Thursday, 11 July 2024

44 Vine Street, Prospect, SA 5082

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Benjamin Philpott  
0883435600



Natalie Bock  
0417876193

## **\$950 per week**

DB Philpott Sales & Rentals are excited to offer this generous sized family home which we know you will love to call home! In popular location of Prospect, and so close to North Adelaide, the city and all the amenities you'll want, including shopping, transport, schools and child care, medical, movie cinema, restaurants and cafs, beautiful reserves etc. etc. You'll love it! Features include; - Lovely welcoming entrance - 3-4 large Bedrooms (master suite with walk in robe) - Plus Home Office/ STUDY - 2 stylish Bathrooms - Ducted evaporative air-conditioning and gas heating - Stunning timber Kitchen with gas cooking and wall oven - Large laundry room to fit a dishwasher if needed. - Bright and spacious Family room/dining area which overlooks the rear garden - Outdoor covered entertaining area with ceiling fans - Solar heated - salt water - Swimming Pool (with safety glass fence). Double tandem length lock up carport with auto roller door and rear gate - Low maintenance rear garden easy to maintain. Exclusions: NoFurnished: NoBond: If rent is \$800 or less, the bond will be equivalent to 4 weeks' rent. Where rent is above \$801pw, the bond will be 6 weeks' rent. Water charges: Quarterly supply & usageEmbedded Networks: NoLandlords' intention to sell in next 3 months: No\*Strictly NO still or video footage permitted at any of DB Philpott Real Estates viewings\*Pets may be considered on application; however, pets may not be permissible where Body Corporate rules and regulations apply. Please note that DB Philpott Real Estate has exclusive agency over this property, and it will not be advertised by any third parties. If you see the property listed elsewhere, it is not our listing and is most likely a scam. Any such instances should be reported to the agency and flagged on the relevant website.Do you want to view the property or find out more information? Please register your interest below for updates on inspection times. You must be registered for the inspection to attend. If no inspection times are currently available, please submit your details and you will be informed instantly when a new time is available.We encourage all attendees to follow Government COVID-19 advice and avoid attending inspections in person if you are displaying any flu-like symptoms or have tested positive to COVID-19.All information has been obtained and understood to be accurate, however we accept no liability for any errors or omissions. We encourage all interested parties to make their own enquiries, particularly regarding NBN/internet availability at the property.DB Philpott Real Estate Sales and Rentals – Where you're part of the family! RLA 46442