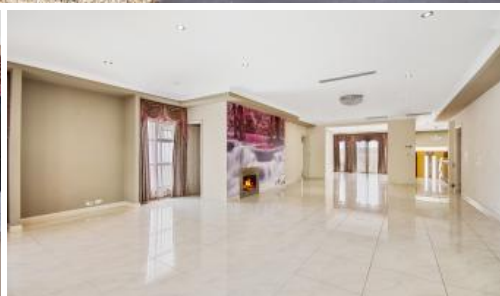


LEASED



37 Settlers Hill Dr, Golden Grove



## Luxury Living at its Best!

Located in a beautiful quiet street in the ever popular Golden Grove this amazing property with endless features is sure to please everyone in the family.

The first level provides three large bedrooms, one bedroom with a large WIR and access to the main bathroom; bedroom 2 offers an ensuite and large BIR then the beautiful Master Bedroom with luxury ensuite, balcony and WIR.

If entertaining family and friends is what you enjoy this property makes it easy with a beautiful kitchen and quality stainless steel appliances that overlook the sprawling open plan lounge - dining area. The ability to entertain in style does not end there with sliding doors leading to the large decking for alfresco dining while watching your family and friends enjoying the crystal clear swimming pool.

Downstairs are a further three bedrooms home theatre, three

 6  4  3

**Price** \$795 Per Week

**Property Type** Rental

**Property ID** 939

### Agent Details

Dan Vanin - 0417 373 719

### Office Details

Bailey Property - Sales & Property Management  
SHOP 4 222 Target Hill Rd  
Greenwith, SA, 5125  
Australia  
08 7320 3949

way bathroom and triple garage with automatic roller doors and internal access.

In close proximity to major shopping precincts and schools – Golden Grove High, Pedare and Gleeson Colleges just to name a few everything you need is all here.

Do not miss the opportunity to live in this beautiful home in a great suburb that has so much to offer.

## PROPERTY INCLUSIONS & FEATURES

### ENTRY:

- Stunning 600x600 marble look tiles
- Gloss hardwood stairs with Glass panel balustrade
- Coffered ceiling
- Glazed front door with video intercom

### LIVING AREAS:

- Open plan living and dining overlooked by kitchen
- Stunning 600x600 marble look tiles
- Quality window dressings
- Double sliding doors leading out to under cover decking
- Great natural light with great views
- Downlights throughout

### KITCHEN:

- Smeg Stainless 900mm gas cooktop
- Smeg 900mm range hood
- Smeg recessed microwave
- Smeg Electric oven
- Smeg Dishwasher
- Granite bench tops
- Soft close 2 pack joinery
- Double bowl sink with mixer tap and Pura tap
- Large walk-in pantry
- Glass splash back

#### MASTER BEDROOM:

- Walk-in robe
- Carpet
- Quality block out curtains with pelmet
- Sliding door leading balcony

#### ENSUITE BATHROOM:

- Semi frameless glass shower
- Large vanity
- 2 person corner spa
- 3 in 1 heat/light/fan

#### REMAINING BEDROOMS:

- Built-in robes to bed 3 & 4
- Walk-in robes to beds 4 & 5
- Carpet
- Quality block curtains

#### MAIN BATHROOM:

- Semi Frameless shower
- Bath tub
- 3 in 1 heat/light/fan
- Separate toilet and powder room

#### HOME THEATRE:

- Ceiling surround sound speakers

#### SECURITY/HOME MANAGEMENT/POWER:

- Security system throughout
- Ducted Vacuum system
- 8.5 KW Solar system

#### CLIMATE CONTROL:

- Ducted reverse cycle heating and cooling (fully zoned)

#### STORAGE

- Triple car garage with auto roller door and internal access
- Under stair storage

Rent: \$795 Per Week

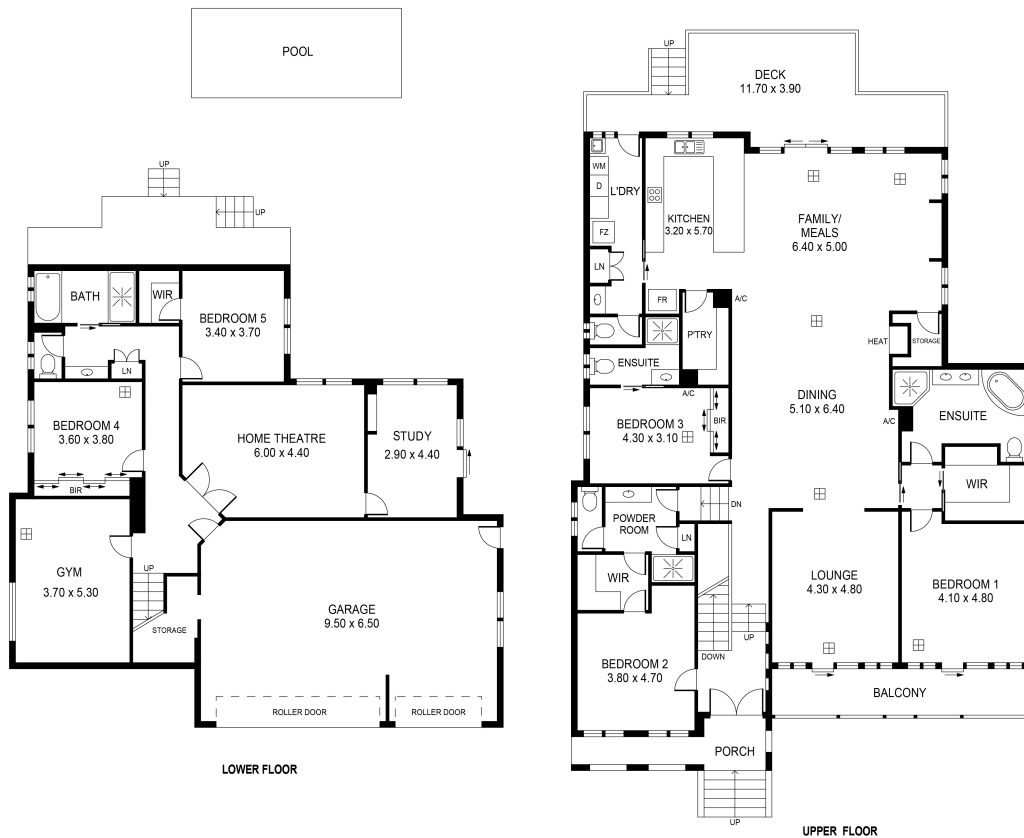
Bond: \$4770 (plus 2 weeks rent in advance)

Lease: 12 months

Available: Now

Applications will only be accepted from those that view the property at an inspection or private viewing; all applicants must provide the appropriate references upon application, in addition to 100 points of ID, and proof of income. To obtain an application in advance please visit our website and click the 'Renting' tab.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*



AREAS (Approx.)	m <sup>2</sup>
LOWER FLOOR LIVING	125.52
UPPER FLOOR LIVING	245.26
GARAGE	67.39
PORCH	8.47
DECK	29.74
BALCONY	13.60
TOTAL	489.98

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