

Just Listed



406 Regency Rd, Prospect



## Spacious 3-Bedroom Home in Prospect with Reduced Rent

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### Spacious 3-Bedroom Home in Prospect with Reduced Rent

**Address:** 406 Regency Road, Prospect, SA 5082

**Rent:** \$480per week (reduced due to rear yard construction)

#### Property Features:

- **Bedrooms:** 3 generously sized bedrooms, master with walk-in robe and ensuite; bedrooms 2 and 3 with built-in robes.
- **Living Areas:** Open-plan family and meals area adjoining a well-appointed kitchen with ample storage. Additional separate living area suitable as a formal lounge.
- **Kitchen:** Modern design featuring gas cooktop, oven, dishwasher, double sink, and breakfast bar.
- **Bathrooms:** Main bathroom with separate bath and shower; ensuite in master bedroom.
- **Climate Control:** Ducted heating and cooling for year-round comfort.
- **Parking:** Secure lock-up garage with automatic roller door.
- **Outdoor:** Low-maintenance yards, ideal for easy living.

**Price** \$480 Per week  
**Property Type** Rental  
**Property ID** 2539

#### Agent Details

Mastracorp Rental Team -  
0882120140

#### Office Details

Adelaide  
Unit 4/ 60 West Terrace, Adelaide  
SA 5000 Australia  
08 8212 0140



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### **Additional Information:**

The landlord is undertaking construction of a new dwelling in the rear yard, resulting in a reduced rental rate. Tenants must agree to the following conditions:

- **Driveway Access:** Maintain clear access to the driveway at all times.
- **Construction Activity:** Be aware that construction personnel will be present in the rear yard during daytime hours.

### **Location Highlights:**

- **Proximity:** Situated between Churchill and Prospect Roads, offering easy access to public transport, local shops, cafes, the Aquatic Centre, Adelaide Oval, and the CBD.
- **Education:** Zoned for Adelaide High School.

### **Lease Details:**

- **Bond:** Equivalent to 4 weeks' rent if rent is \$800 or less; 6 weeks' rent if above \$801 per week.
- **Water Charges:** Tenant responsible for quarterly supply and usage.
- **Pets:** Considered upon application; subject to Body Corporate rules and regulations.

### **Inspection Details:**

To view this property, please register your interest to receive updates on inspection times. Registration is required to attend inspections. If no times are currently available, submit your details to be notified when new times are scheduled.

### **COVID-19 Notice:**

We encourage all attendees to follow Government COVID-19 advice and avoid attending inspections if displaying flu-like symptoms or if tested positive for COVID-19.

### **Disclaimer:**

All information is deemed accurate; however, we accept no liability for errors or omissions. Interested parties should make their own enquiries, particularly regarding NBN/internet availability at the property.

### **Contact:**

For more information or to arrange a viewing, please contact Simon Wang at 0402 299 949.

*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.*