



### 24 Hereford Avenue Trinity Gardens SA

3 1 2

**\*\* OPEN INSPECTION CANCELLED PROPERTY LET \*\***

This stone fronted character home is in a prime location in Trinity Gardens. Close to good schooling (Trinity Gardens Primary School), parks and playgrounds, shopping, transport, Norwood Parade, transport. Only a short drive to the city. Excellent location!

This home has recently been repainted throughout - a great opportunity to move in and enjoy this wonderful home.

The home offers an in-ground swimming pool, large undercover area for entertaining, polished floorboards throughout, spa bath, ducted reverse cycle air-conditioning and more.

Other features are:

**View :** <https://www.bruse.com.au/lease/sa/eastern-suburbs/trinity-gardens/residential/house/6492170>

Living	: 145.00 sqm (1553.71 sq ft)
Porch	: 8.80 sqm (95.03 sq ft)
Veranda	: 54.60 sqm (591.21 sq ft)
Garage	: 41.30 sqm (444.55 sq ft)
Shed	: 42.20 sqm (455.52 sq ft)
Total	: 291.90 sqm (3140.01 sq ft)

\* All living in 1st floor only  
 \* All measurements are in square meters (sqm)  
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\* Air conditioning Ducts

