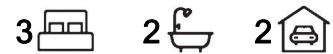




## Alkimos, 58 Bowline Avenue

Easy care 3 x 2 Ready to move into



UNFURNISHED: Located in the desirable Shorehaven development of Alkimos, this well-presented, modern 3-bedroom, 2-bathroom home offers low-maintenance living and a fantastic lifestyle for families. With its allergy-friendly, carpet-free design and prime location near Northshore Christian Grammar School and several parks, this home will be snapped up!

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/3SM9FGJ](http://ljhooker.com.au/3SM9FGJ)

**Contact**  
**Olivia Dangerfield**  
[olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)

# Note you must register to attend the home open and to be notified of any changes.

Property Features:

Spacious master bedroom: featuring a large walk-in robe and a private ensuite.

Modern Kitchen: Central kitchen equipped with a double sink, gas hob, stone benchtops, soft-close drawers, dishwasher and abundant storage space.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**(08) 9325 0700**

Open Plan Living: Light-filled living and dining area with split system air conditioning and sliding doors leading to the rear garden

Minor Bedrooms: Two good-sized rooms, each with double mirrored sliding robes.

Family Bathroom: Separate bath with side tap, glass-enclosed shower, and a modern vanity.

Laundry & Separate Toilet: Conveniently located for everyday use

Outdoor Space: Rear garden with artificial turf being installed soon, and paved side area next to the fully enclosed double garage, reticulation to the front garden.

Location Highlights: Easy access to shops, cafes, and essential amenities. This home is perfect for those seeking easy-care living without compromising on comfort and style. Don't miss the opportunity to make this modern gem yours!

Please note the lessor makes no representations about the availability of CTV/Alarms, telephone lines, internet lines or any other communications services to the premises. The tenant must make their own enquiries regarding the availability, cost and/or installation of those services.

TO ARRANGE A VIEWING PLEASE CLICK ON THE 'CONTACT THE AGENT' BUTTON OR THE 'BOOK INSPECTION' BUTTON AND YOU WILL BE SENT AN INSTANT REPLY TO REGISTER FOR THE SCHEDULED VIEWING/S HOME OPEN TIMES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Please be on time so you have sufficient time to fully view the property and ensure that it meets your requirements as viewing times cannot be extended, so as not to cause delays for the next home open. See You There.

ARE YOU A LANDLORD? If you are looking for property management services, we would love to hear from you. Contact our Business Development Manager Rosie on 0416 261 432 or [rosie.marshall@ljhpxp.com.au](mailto:rosie.marshall@ljhpxp.com.au) for a no-obligation and confidential conversation.



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## More About this Property

<b>Property ID</b>	3SM9FGJ
<b>Property Type</b>	House
<b>Land Area</b>	224 sqm
<b>Including</b>	Air Conditioning Courtyard Dishwasher Built-in-Robes

### Olivia Dangerfield

Leasing Manager | [olivia.dangerfield@ljhooker.com.au](mailto:olivia.dangerfield@ljhooker.com.au)

### LJ Hooker City Residential (08) 9325 0700

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