



## Berwick, 30/52-54 Shinnars Avenue

### GRAB THIS SHINNERS AND BE A WINNER!

This exceptional property seamlessly blends prime location, lifestyle, and affordability — a true jackpot! This 3-bedroom, 2-bathroom, 3-toilets home is sure to impress.

Here's what sets it apart:

Prime Location:

1. Situated next to Parkhill Plaza Shopping Centre, public transport (bus stops & multiple train stations), Timbarra School & College, Oatlands Primary, and Kindergarten.
2. Quick access to the M1 for added convenience.
3. Health care facilities (clinic, barbershop, salon and pharmacy) located back door in Parkhill Plaza.

Private & Spacious Living:

1. A striking double-storey facade with a private backyard and veggie patch.



**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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**For Lease**

\$580pw | \$2,520pcm

**View**

Sat 1st Feb @ 10:15AM - 10:30AM

**Contact**

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**LJ Hooker Hampton Park**  
(03) 9702 8388



Evaporative cooling and ducted heating throughout the house, and air-con downstairs, keeps you pleasantly cool in the summer and cosy warm in the winters.

Light-filled Cosy Interior:

- 1. Sun-drenched dining area that opens to a spacious, stylish kitchen with ample bench/cupboard space, gas cooking, and a dishwasher.
- 2. Seamless transition from the kitchen to the expansive backyard, perfect for family gatherings and summer BBQs.

Generous Bedrooms:

- 1. Master bedroom with ensuite, walk-in wardrobe, and large window with scenic views.
- 2. Two additional bedrooms offering peaceful views of the 1001 Steps and sunrise.

Solar Panels:

- 1. Full coverage of solar panels from dawn till dusk, covers your electricity expense.

Added Convenience:

- 1. Powder room on the ground floor and European-style laundry with backyard access.
- 2. Roller blinds throughout, ensuring privacy.
- 3. Double garage with internal access, three entry points (main door, garage, and backyard), and visitor parking adjacent to the backyard entry.

Top-Class Amenities:

- 1. Close proximity to shopping, schools, public transport, healthcare, and more making it ideal for a young family.

This Shinners property is truly a winner for convenience, lifestyle, and family living!

RENT PER CALENDAR MONTH = \$2,520.00

BOND = \$2,520.00

More About this Property

Property ID	47X4CFHE
Property Type	House
Including	Ensuite Air Conditioning Ducted Heating Evaporative Cooling Toilets (3) Solar Panels Close to Schools Close to Shops Close to Transport

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