

28B Peregrine Road, Eglinton

## Seaside home awaits

UNFURNISHED: Duplex Under Same Roof, Offering Unit B, Brand New! 3 bedroom 2 bathroom Home with single remote garage.

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

This House is a Dual Living Duplex - 2 completely separate residences under the same roof, offering Unit B

What a great place to call home, in the seaside suburb of Eglinton.




With a Kitchen featuring modern stainless steel appliances including dishwasher, and Gas Cooktop, you'll love entertaining friends and family.

A split system airconditioner to open plan living/dining will keep you comfortable all year around.

The master bedroom has large walk-in robe, stylish ensuite with WC, quality carpets and blinds.

Bedroom 2 and 3 with built-in sliding door robes, quality carpets and blinds.

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 RENT

Please Call

### AGENTS

Ashleigh Harken

0430 175 572

ashleigh.harken@ljhooker.com.au

### AGENCY

LJ Hooker City Residential

(08) 9325 0700



Close to everything Eglinton has on offer; Shopping Centres, parks, playgrounds, school/s, medical centres, fast food restaurants public transport and of course the beautiful ocean.

Features:

- Kitchen has quality cooking appliances and dishwasher
- Split system reverse cycle air conditioning in main living area
- Minor Bedrooms all with built-in sliding door robes
- Master Bedroom great sized walk-in robe and modern ensuite
- Quality flooring to main living areas, carpet to all bedrooms
- Single garage with remote-control
- Quality window blinds
- Led downlights throughout
- Low maintenance gardens secure fully fenced rear yard

# Note all utility services will be invoiced to tenants 70/30 of total usage bill. Unit A 3-bedroom 70% and Unit B 2-bedroom 30% - Unless sub-meter is in place, in which case, tenants are required to take photo of the meter and send the Property Manager who will split invoices accordingly.

#Note Tenants are unable to register low income or pensioner discounts to electricity companies or Water Corporation.

- Please note we do NOT accept 1Form applications\*
- \*\*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 Lee on 0402884642 or [lee.halton@ljhpxp.com.au](mailto:lee.halton@ljhpxp.com.au) for a no-obligation and confidential conversation.

## MORE DETAILS

Property ID 3VNQFGJ  
Property Type DuplexSemi-detached  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Dishwasher  
Fully Fenced  
Remote Garage

**Ashleigh Harken 0430 175 572**  
| [ashleigh.harken@ljhooker.com.au](mailto:ashleigh.harken@ljhooker.com.au)

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