







Eglinton, 17 Troubridge Approach

Waiting for its first family

4 2 2

UNFURNISHED: Brand New! Spacious 4 -bedroom 2-bathroom Home, 2 Car Garage plus Theatre, plus study, close to Beach and Schools

*Further internal photos will be uploaded on Monday 19/08/24

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

This brand-new modern home is awaiting its first family. Contemporary colour scheme flows throughout this 4-bedroom, open plan living, plus theatre and study, and under roof Alfresco.

The master bedroom complete with huge walk-in robe with shelves and hanging space, the well-appointed ensuite with stylish modern fittings and separate WC.

For Lease
Please Call

View
ljhooker.com.au/3QU2FGJ

Contact
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LJ Hooker

LJ Hooker City Residential
(08) 9325 0700

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.

There's also a shopper's door direct entry to garage for security and ease of access into the home.

The theatre is spacious and offers great separation and enjoyment for those movie nights.

Continue to the spacious well-appointed kitchen, equipped with stone bench tops, splashback and breakfast bar, stainless steel cooking appliances, Large pantry boasting plenty of storage space.

This home also offers a well-equipped laundry with large linen cupboard.

A separate wing of the home offers 3-good size bedrooms with great sized robes with shelf and hanging rail, all 3 bedrooms are central to the stylish main bathroom, and separate toilet.

The rear of the open plan living opens out to the alfresco where you can enjoy entertaining and cool sea breezes in summer. High colour bond fencing for privacy and security.

Low maintenance gardens to front and rear of home are scheduled to be installed as soon as possible.

Short drive to beach, parks, new school/s, shopping, fast food restaurants public transport what more could you ask for, this is certainly a must-see property.

Property Features Include:
- Theatre room
- Separate study
- Kitchen boasts stone benchtops, large pantry
- Minor Bedrooms all with great sized robes
- Master Bedroom boasts built-in-robe and modern ensuite
- Quality flooring to main living areas, carpet to all bedrooms, theatre and study
- Double garage with remote-control and shoppers' entry door
- Ducted Air conditioning
- Quality window blinds
- Led downlights throughout
- Low maintenance gardens to front and rear to be installed ASAP

***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.***

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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@ljhooker.com.au for a no-obligation and confidential conversation.











More About this Property

Property ID	3QU2FGJ
Property Type	House
Including	Ensuite Study Air Conditioning Toilets (2) Built-in-Robes

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