



## Eglinton, 34 Etendue Crescent

### Modern 3 x 2 Home!

**UNFURNISHED:** This stunning 3 x 2 x 2 Eglinton property overlooks bushland and is set in a quiet street within the sought after Allara Estate. Your new home is situated just minutes away from the coast and everything the Alkimos and Yanchep communities have to offer.

3 2 2

**For Lease**  
Please Call

**View**  
[ljhooker.com.au/3T6ZFGJ](https://ljhooker.com.au/3T6ZFGJ)

**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.

This stylish and modern property has been immaculately maintained and offers the perfect blend of contemporary and low maintenance living. Boasting a great sized master suite, two generous living areas and large undercover outdoor entertaining area. Features of the property include: Centrally located kitchen boasting quality stainless steel appliances



**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.

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

including a 900mm oven and 5 burner gas cooktop, it also includes a double built in pantry, dishwasher, breakfast bar, filtered water and fridge plumbing. Bright open plan family and meals area with split system and sliding door access to the outdoor alfresco, perfect for outdoor / indoor entertaining with family and friends. Separate home theatre room off the main hallway. The master bedroom features a walk-in robe, split system and a stylish ensuite with spacious shower. A further two generously sized minor bedrooms both neutrally decorated and fully equipped with built in mirrored robes. Modern and sleek main bathroom with glass enclosed shower, bath and separate WC. The laundry is light and bright and features a double linen cupboard, additional storage under the benchtop and access to the outdoor courtyard with wall mounted washing line. Huge double garage with shoppers entrance and door to the rear for access to the outdoor entertaining area. Low maintenance and fully reticulated gardens to the front and side of the property and paved alfresco to the rear, with a shed and double gate side access. 3kw inverter with 1.6kw solar panel system. Alarm system.

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@ljhooker.com.au](mailto:rosie.marshall@ljhooker.com.au) for a no-obligation and confidential conversation.



**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.

## More About this Property

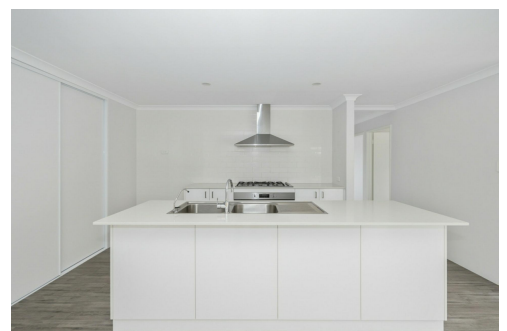
|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | 3T6ZFGJ |
| <b>Property Type</b> | House   |

### Olivia Dangerfield

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

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

Shop 30, 82 Royal Street, EAST PERTH WA 6004  
[cityresperth.ljhooker.com.au](mailto:cityresperth.ljhooker.com.au) | [hello@ljhpxp.com.au](mailto:hello@ljhpxp.com.au)



**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.

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