



34 Riana Loop, Eumemmerring

## MODERN DOUBLE-STOREY TOWNHOUSE!

This spacious and stylish double-storey townhouse offers contemporary living with all the comforts a family or professional couple could need, located in a convenient and sought-after area.

### Property Features:

- 3 Bedrooms: 2 with built-in robes, master with walk-in robe and ensuite.
- Study Nook: Perfect for working from home or study.
- Multiple Living Spaces: Large living area downstairs with an additional living space upstairs for extra flexibility.
- Modern Kitchen: Features gas cooking, under-bench oven, stone benchtops, pantry, and ample storage.
- Comfort Year-Round: 2 split systems for heating and cooling, and timber floorboards for a sleek finish.
- Outdoor Living: Decked outdoor area, garden shed, and enclosed yard, perfect for relaxing or entertaining.
- Additional Features: Under-stairs storage, downlights with dimmers for a cozy ambiance, single garage, and car space.
- Prime Location: Close to schools, shops, parks, and public transport, offering convenience for everyday living.

RENT PER CALENDAR MONTH = \$2,607.00

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**  
\$600pw | \$2,607pcm

**VIEW**  
By Appointment

**AGENTS**  
Brooke Foster  
brooke.foster@ljhcasey.com.au

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

 **LJ Hooker**

BOND = \$2,607.00

## MORE DETAILS

Property ID 47YMFFHE  
Property Type Townhouse  
Including Ensuite  
Air Conditioning  
Dishwasher  
Built-in-Robes  
Close to Schools  
Close to Shops  
Close to Transport  
Close to shop  
Close to transport  
Heating

### Brooke Foster

Property Manager | [brooke.foster@ljhcasey.com.au](mailto:brooke.foster@ljhcasey.com.au)

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

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