



Glengowrie, 4A Filmer Avenue

Brand New, Stylish Family Home with Premium Finishes

CLICK ON "GET IN TOUCH" TO REGISTER FOR AN OPEN INSPECTION WITH US. You will then be contacted by email to confirm your registration for the open inspection. Be the first to enjoy this beautifully designed, brand new home offering both luxury and comfort across two spacious levels.

The gourmet kitchen is a standout feature, complete with a walk-in pantry, porcelain benchtops, Smeg cooking appliances, Bosch dishwasher and a seamless flow to the open plan living and dining area, warmed by a charming gas-look log fire. From here, double sliding doors open to a rear alfresco entertaining area and landscaped lawns - perfect for relaxing or entertaining guests year-round.

A second living area upstairs with large picture windows provides an ideal space for a retreat, study, or kids' zone.

4  2  4 

For Lease

\$1100 per week

View

By Appointment

Contact

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Sharon Trowbridge

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The ground floor master suite is a true sanctuary, featuring floor-to-ceiling drapes, a walk-through wardrobe, and a stunning ensuite with double vanity and oversized shower. Upstairs, bedrooms 2, 3, and 4 all include built-in robes and share a luxurious main bathroom with a walk-through shower and separate bath.

Additional features include:

- Concealed laundry tucked neatly behind the kitchen
- Two separate living areas for flexibility
- High-quality fixtures and fittings throughout
- Stylish, contemporary design with thoughtful layout
- Alfresco entertaining area with plumbed gas and rear lawn accessed via double sliding doors
- Double garage with auto panel lift door
- Ducted reverse cycle air conditioning
- Security System

A rare opportunity to secure a premium home in a sought-after location. Enquire today - this one won't last!

LEASE TERM: 12 Months

AVAILABLE FROM: 24/07/2025

WATER CHARGES: Tenant to pay supply and water use

PET POLICY: 1 small outdoor pet negotiable

INSPECTION: Register to view

Would you like to view this property? Please register to attend our scheduled open inspection for this property by using the 'Request an inspection time' button below. To avoid disappointment, we encourage you to register your interest so we can keep you informed during all stages of the leasing process.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

RLA 277721



LJ Hooker Glenelg | Brighton
(08) 8294 6000

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More About this Property

Property ID	Q5QGW0
Property Type	House
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Alarm Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

Rebecca Henry 0412 681 714

Business Development Manager & Operations Manager |
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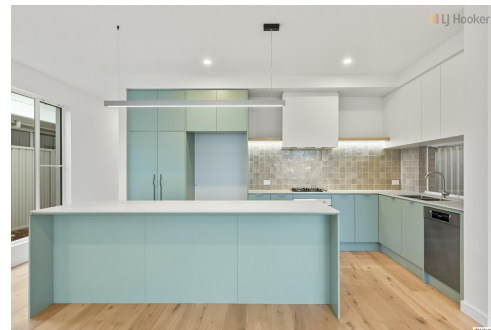
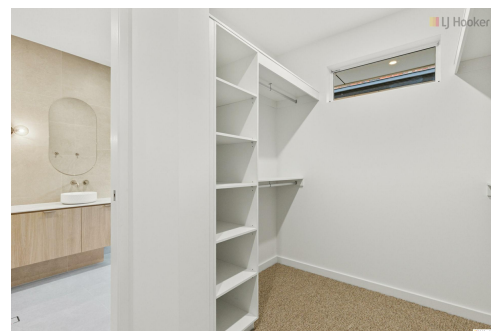
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