

## Modbury, 3/35 Gorman Street

Modern Comfort & Convenience in Prime Modbury Location



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/2BUUGJU](https://ljhooker.com.au/2BUUGJU)

**Contact**  
**Chloe Durdin**  
[chloed@ljhpropertymanagement.com.au](mailto:chloed@ljhpropertymanagement.com.au)

TO REGISTER AND INSPECT THIS PROPERTY VISIT: <https://tenantoptions.com.au/>

\*\* Only applicants who have inspected the property will be considered \*\*

This stylish and spacious two-story townhouse offers modern low-maintenance living in a prime Modbury location. Built in 2020 and impeccably presented, this home is ideal for tenants seeking comfort, convenience, and a touch of luxury.

Key Property Features include:

- \*Ground floor open-plan living and dining space
- \*Complemented by high 2.7m ceilings and quality contemporary finishes
- \*Modern kitchen is equipped with stone benchtops, stainless-steel appliances, a gas cooktop, and a dishwasher
- \*Private downstairs courtyard, the perfect spot to enjoy your morning coffee or relax in the



**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 Greenwith | Golden Grove**  
**| Mawson Lakes | Modbury**  
**(08) 8289 6660**

evening

\*Master bedroom features built-in robes, a private ensuite, and direct access to a spacious front balcony

\*Bedrooms two and three also offer built-in robes, with the third bedroom opening to the balcony

\*An extra toilet conveniently located on the ground floor

\*Secure garage parking, and an additional undercover car space

\*6.6kW (approx.) solar system to help reduce energy bills

\*Ducted reverse cycle air conditioning for year-round comfort

#### Location Perks and Amenities:

\*Short walk to Westfield Tea Tree Plaza

\*Easy access to Public Transport, Tea Tree Plaza Interchange and O-Bahn

\*Close to local schools, parks, cafes, and Ansty's Hill trails

Don't miss out-this is modern rental living at its best!

Please contact us during office hours on 8289 6660 (Monday-Friday 9am-5.30pm) if you have any queries regarding the application process. If your queries relate to an open inspection time, please be advised that all open times are updated every Friday by close of business. If you are unable to attend the open inspection or there are no open times scheduled, please send your enquiry through this website.

RLA 208516

## More About this Property

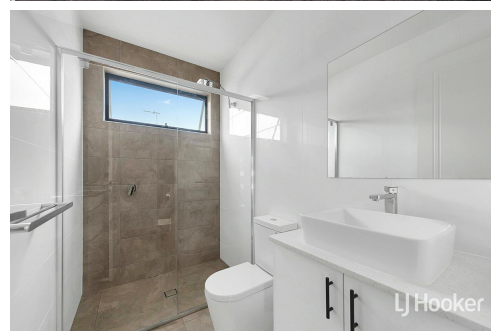
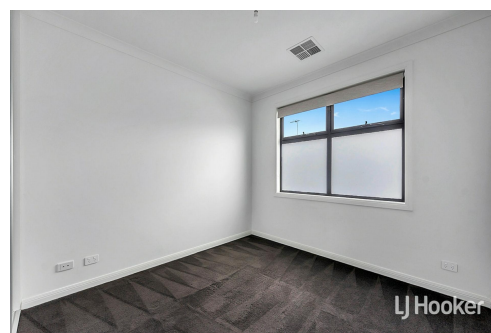
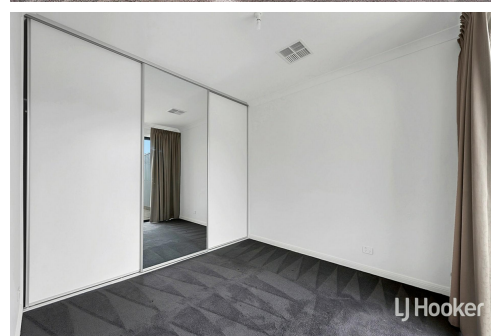
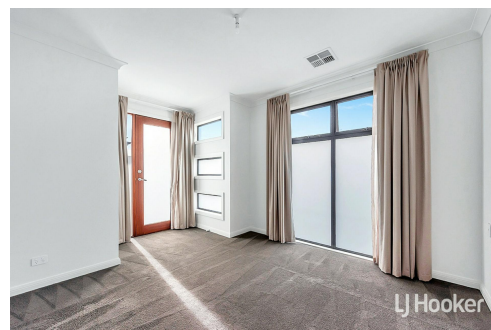
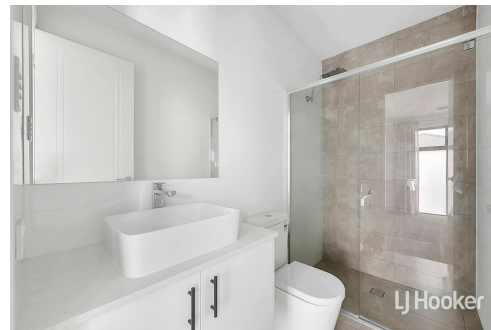
Property ID	2BUUGJU
Property Type	House
Land Area	117 sqm

#### Chloe Durdin

Property Investment Manager | [chloed@ljhpropertymanagement.com.au](mailto:chloed@ljhpropertymanagement.com.au)

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