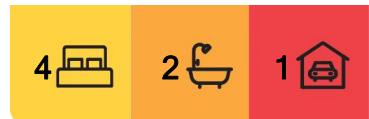




## Mudgeeraba, 3 Wilton Close

### LARGE MODERN FAMILY HOME



**For Lease**  
\$980 P/Week

**View**  
By Appointment

**Contact**  
**The Leasing Team**  
leasing@ljhg.com.au

Professional photography to be done in January....

Discover the charm of Mudgeeraba with this ultra-affordable rental opportunity. Nestled in the serene Wilton Close, this spacious four-bedroom house is perfect for families seeking comfort and convenience. With two well-appointed bathrooms and a single garage, the property offers practical living in a peaceful neighborhood. The layout ensures ample space for everyone, making it an ideal choice for those who appreciate family-focused living.

Mudgeeraba is renowned for its community spirit and close-knit atmosphere. This suburb offers a blend of old-world charm and modern amenities, providing a lifestyle that caters to all. You'll be just a short drive from local shopping centers, parks, and schools, including the highly regarded Mudgeeraba State School. The area is rich with green spaces and walking trails, perfect for those who enjoy outdoor activities and exploring nature.



**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 Nerang**  
**(07) 5581 4422**



PROPERTY FEATURES:

- \* 4 bedrooms, master with walk in robe and ensuite
- \* Built in robes to other rooms
- \* 2 separate living areas
- \* Airconditioning and ceiling fans
- \* 2 separate outdoor living areas
- \* Double auto lock up garage
- \* Manicured lawns and gardens

\*\* ARRANGE AN INSPECTION TIME ONLINE\*\*

\*\* REGISTRATION REQUIRED \*\*

By registering, you will be INSTANTLY informed of any updates, changes or cancellations for your appointment. Please be aware that even though you may be booked in for an inspection, it does sometimes occur that the property may be leased prior to the time and date you have been given. If that occurs, you will receive a text informing you of the cancellation. Once registered, you will receive an email from our agency as to the guidelines of entry. Please ensure you read them and adhere to them strictly. Please view the photos and any visual aids you can access thoroughly to ensure that this is a home you are very interested in before registering. Due to the current situation, open homes are attendance limited, if you are unable to register for an inspection, register your interest and you will be notified when/if another open is scheduled.

\*\* IF YOU DO NOT REGISTER FOR YOUR PRIVATE APPOINTMENT, YOU WILL NOT BE PERMITTED TO ENTER \*\*

Disclaimer: In preparing this information LJ Hooker has used its best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants and buyers should make their own enquiries to verify the information contained herein. \*On application, pending owner approval.

Photos used in advertising may differ from the current state of the property. We endeavor to use the most up to date photography, however this may not be feasible to protect our current tenants' privacy. Photos may include the use of virtual furniture.

## More About this Property

Property ID	5GDBF41
Property Type	House
Land Area	692 sqm

### The Leasing Team

Leasing Consultant | [leasing@ljhgc.com.au](mailto:leasing@ljhgc.com.au)

**LJ Hooker Nerang (07) 5581 4422**

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3 WILTON CLOSE,  
MUDGEERABA



INTERNAL AREA: 173.5<sup>m</sup> | PORCH AREA: 2.8<sup>m</sup> | PATIOS x 2: 48.25<sup>m</sup> | DBL GARAGE: 32.8<sup>m</sup> | SHADE CLOTH AREA: 38<sup>m</sup> | TOTAL AREA: 295.35<sup>m</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Created by www.highshots.com.