

## Yarrabilba, 23 Fletcher Street

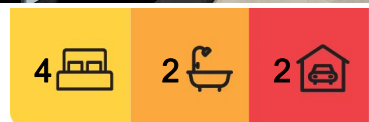
Few Homes will Compare - Ducted Air Conditioning - Multiple Living Zones

Welcome to 23 Fletcher Street, Yarrabilba - exuding contemporary style, equipped with the very best fittings and finishes, few homes will compare in your property search.

Year round comfort will be at your beckon call with fully zoned ducted air conditioning to banish those hot summer afternoons.

### FEATURES -

- \* Contemporary kitchen showcasing a grand island bench with waterfall bench top, 900mm cooking appliances including gas cooktop, dishwasher and ample cupboard and bench space to entice even the most hesitant of household cooks
- \* Spacious meals and living zone which opens out to the tiled alfresco
- \* Secondary media room positioned ideally to create a sense of privacy from the main hub
- \* Four bedrooms include built in robes and ceiling fans



**For Lease**  
WOW! \$700 PER WEEK

**View**  
By Appointment

**Contact**  
**Kylian Simpson**  
1300 360 388  
ksimpson@ljhcomplete.com.au



**LJ Hooker Property Complete**  
**1300 360 388**

**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.

- \* Two bathrooms including ensuite boasting gorgeous back-lit mirrors
- \* Main bathroom will neither disappoint with a stylish freestanding bath and modern tap wear and fittings
- \* Separate laundry with built in bench and storage space
- \* Double remote controlled garage
- \* Fully fenced with plenty of backyard space to enjoy

POSITION -

- \* Located within the Mallee Pocket precinct
- \* South Rock State School catchment zone

Are you currently interstate? Not available during business hours to attend inspections?

Please get in touch with our team, we are more than happy to accommodate virtual viewings.

\*\*\* You can apply for this property prior to inspection via 2Apply - please submit an enquiry and the automatic response will direct you to the application platform. This will allow our team to have you pre-approved subject to inspecting properties and take the stress out of moving and approvals. \*\*\*

Disclaimer: We have in preparing this information used our best endeavors 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 should make their own enquiries to verify information relating to this property, the suitability with regards to internet / phone providers and/or local council requirements with regards to parking and/or pets.

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.



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## More About this Property

<b>Property ID</b>	1ZT2HGS
<b>Property Type</b>	House
<b>Land Area</b>	448 sqm
<b>Including</b>	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Built-in-Robes Secure Parking Fully Fenced Remote Garage

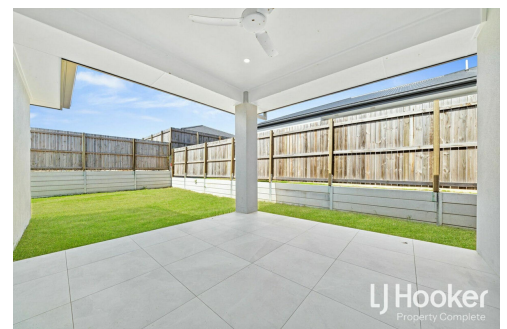
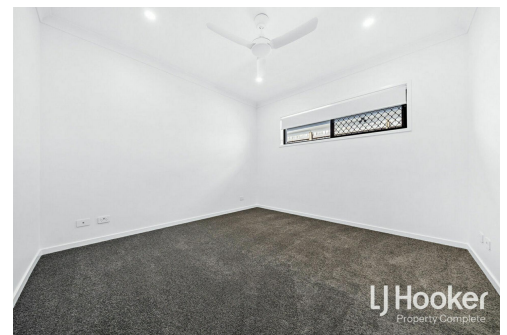
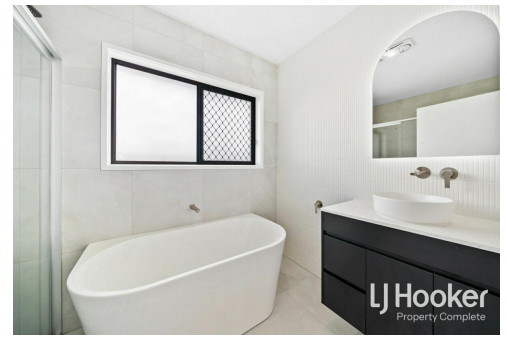
**Kylian Simpson 1300 360 388**

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## 23 Fletcher Street Yarrabilba



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. There is no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

