

## Yarrabilba, 7 Musgrave Street

Newly Built Home in The Parks - Four Bedrooms + Study - Sought After Location

Welcome to 7 Musgrave Street, Yarrabilba - located within The Parks precinct, this location provides you with endless outdoor opportunities including being within walking distance to Belhaven District Park (Opening Soon) along with moments from Billubera Park, the Bush Inspired Mega Park, equipped with endless open green space, basketball courts, flying fox and state of the art playground.

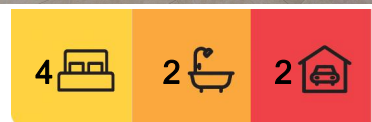
The property itself is completely equipped with all of the modern day necessities you have come to know and love, including air conditioning and designated study provision - the perfect work from home space.

### FEATURES -

- \* Four bedrooms feature built in robes and ceiling fans
- \* Master equipped with air conditioning for your year round comfort



**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.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1YFAHGS](http://ljhooker.com.au/1YFAHGS)

**Contact**  
**Tash Connors**  
0447 359 411  
[nconnors@ljhcomplete.com.au](mailto:nconnors@ljhcomplete.com.au)

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**1300 360 388**

- \* Two bathrooms including ensuite - main providing a separate bath tub
- \* Modern, functional kitchen featuring stone bench tops, stainless steel appliances including dishwasher
- \* Spacious open plan meals and living zone, also equipped with air conditioning
- \* Well appointed alfresco with ceiling fan for those hot Summer Afternoons
- \* Double remote controlled garage
- \* Separate laundry
- \* Fully fenced yard - final landscaping to be completed
- \* Security screens throughout
- \* Positioned within 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>	1YFAHGS
<b>Property Type</b>	House
<b>Land Area</b>	333 sqm
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Dishwasher Built-in-Robes Fully Fenced Remote Garage

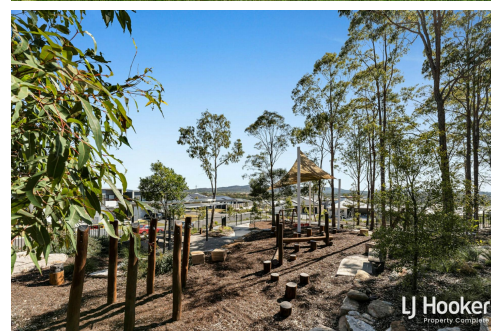
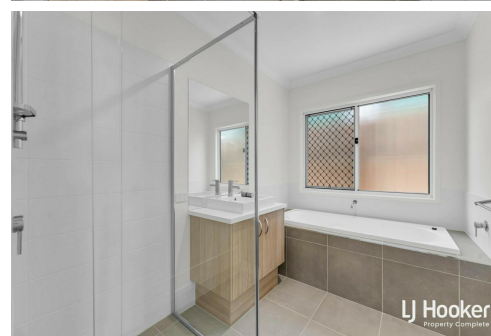
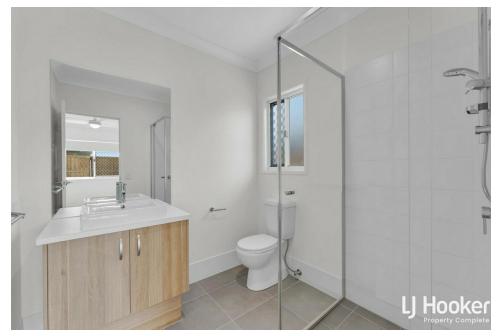
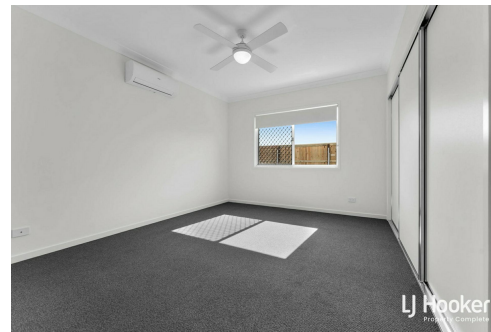
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