



Edens Landing, 35 Eira Crescent

Room for the Whole Crew - and Then Some!

Big block. Bigger potential. This one delivers on space, versatility and the kind of layout that works just as well for growing families as it does for home businesses.

Sitting proudly on a massive 1302m² block, this solid home offers 4 bedrooms plus a large rumpus (or potential 5th bedroom) with its own private entry - perfect for a home salon, studio, guest suite or the ultimate man cave.

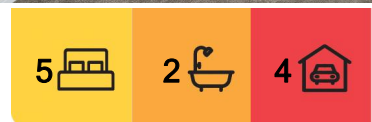
Inside, it's all about generous proportions - from the bedrooms and bathrooms to the kitchen and living spaces, there's plenty of elbow room throughout.

Highlights include:

- 4 spacious bedrooms, all with built-ins
- Oversized master bedroom with loads of space for a king bed, reading chair, and more, plus its own ensuite



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 Sale
UNDER CONTRACT!!

View
ljhooker.com.au/1WQ1GRF

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- Large front rumpus room with its own private entry - ideal for a home business, teen retreat, guest room or fifth bedroom
- Two separate living areas - perfect for family flexibility or zoning out in peace
- Well-proportioned kitchen with plenty of bench space and storage
- Two practical bathrooms, including a main bathroom with a separate toilet
- New carpet and downlights throughout - neat, tidy and move-in ready
- 6.6kW solar system to keep those energy bills down
- Refurbished roof - giving peace of mind for years to come
- Drive-through side access on both sides - bring in the boat, trailer or even work vehicles with ease
- Powered shed for storage, hobbies or projects
- Undercover patio - a great space to entertain or relax outdoors
- Expansive backyard with room to play, add a pool or explore future possibilities for a second dwelling (STCA)

Amenities:

- Edens Landing State School - 1.6 km
- Holmview Central Shopping Centre - 3.1 km
- Bunnings/Aldi - 3.7 km
- Holmview Train Station - 3.3 km
- Local parks & walking tracks - within 2 km

Vacant and ready when you are. This spacious home offers endless potential, whether you're after room for a growing family, a home business, or just more space to breathe. Don't miss your chance to make it yours!

More About this Property

Property ID	1WQ1GRF
Property Type	House
Land Area	1302 m2
Including	Ensuite

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