



## Edmonton, 38 McEachan Street

### Spacious Family Living with Poolside Entertaining

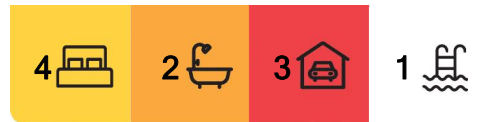
Built in 2014, this single level residence offers a flexible floor plan with ample spacious internal living areas and private outdoor entertainment space connected by a central well-appointed kitchen.

Extensive list of features include:

- Galley style kitchen with gas cooktop, electric oven, dishwasher, breakfast bar, ample bench and storage space (including walk in pantry). Direct access from garage into kitchen - very practical for carrying groceries or school lunch boxes into the home.
- Spacious open plan living and dining areas
- Family living space with access to the entertainment patio
- In ground pool adjacent to the patio
- Master bedroom suite - positioned away from the balance bedrooms and is complete with walk in robe and 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**  
By Appointment

**Contact**  
**Nadine Edwards**  
0423 602 606  
nedwards@ljheh.com.au

**Harriet Donnelly**  
0417 160 171  
harriet@ljheh.com.au

**LJ Hooker Cairns Edge Hill**  
**(07) 4053 9999**

- Three further good sized bedrooms with built in wardrobes.
- Large main bathroom with separate shower and bath tub
- Separate internal laundry with plenty of storage and direct access to the clothesline
- Tiled flooring in living areas, fans, security screens and split-system air conditioning throughout.
- 6.6Kw Solar with Fronius inverter
- Double remote lock up garage with double gate side access and concrete pad for boat or camper trailer
- fenced rear yard with ample lawn area for children and pets to play
- 653 sqm of level land

Conveniently located just minutes to local parklands, cafes, Edmonton Shopping Village, Sugar World Water Slides, sporting facilities, medical services, Isabella and Hambleton State Schools as well as Bentley Park College. Call today to arrange your inspection!

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 3WF7FMB  |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 653 m <sup>2</sup>   |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Pool<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Remote Garage<br>Solar Panels |

**Nadine Edwards 0423 602 606**

Director | nedwards@ljheh.com.au

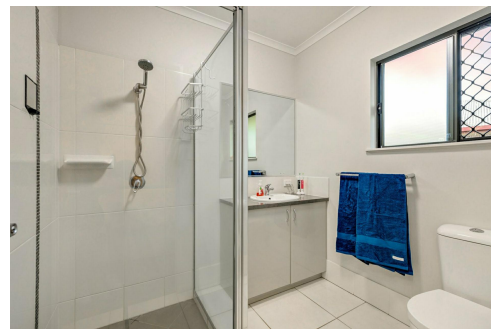
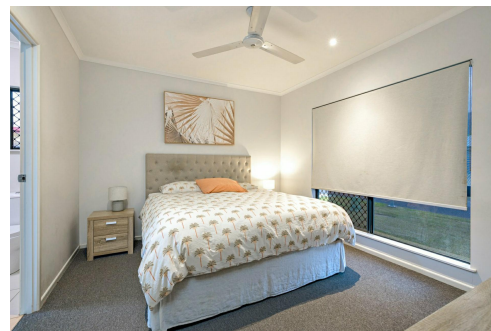
**Harriet Donnelly 0417 160 171**

Sales Associate to Nadine Edwards | harriet@ljheh.com.au

**LJ Hooker Cairns Edge Hill (07) 4053 9999**

81 - 83 Woodward Street, EDGE HILL QLD 4870

cairnsedgehill.ljhooker.com.au | cairnsedgehill@ljheh.com.au

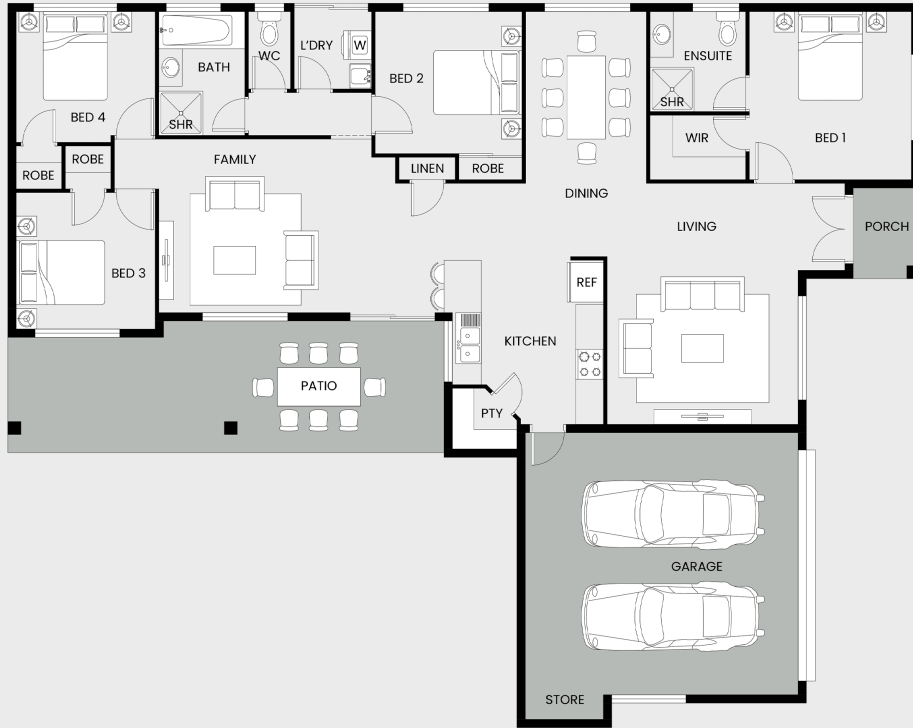


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Cairns Edge Hill  
(07) 4053 9999**

# 38 McEachan Street Edmonton



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives 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.



LJ Hooker Cairns Edge Hill  
(07) 4053 9999

**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.