



## Eglinton, 11 Lambent Road

Park Front Perfection in Allara Estate



Positioned in the vibrant and growing Allara Estate, this spacious four-bedroom, two-bathroom home offers the perfect blend of comfort, functionality, and location. Ideally situated opposite a picturesque Kinkuna family park and within walking distance (approx. 13 minutes) to the Eglinton train station, this home is a standout opportunity for families and investors alike.

Inside, you'll find a thoughtfully designed layout featuring an open-plan living, dining, and kitchen area with shutters, ducted air conditioning, and a modern kitchen that makes entertaining easy. There's also an open theatre room, ideal for cosy movie nights or a second living space. The master suite is a true retreat with brand new carpet, a generous walk-through robe with built-in fitout, and a sleek private ensuite. All minor bedrooms are well-sized and include built-in robes, while both bathrooms are stylishly finished and freshly painted internal doors and frames give the home a refreshed feel throughout.

**For Sale**  
Please Call

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

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Step outside and enjoy the low-maintenance rear garden complete with artificial lawn, and your own sparkling pool enclosed with modern glass fencing-an ideal spot for summer days. An orange tree adds a lovely touch to the garden, and solar panels ensure energy efficiency year-round.

Combining comfort, style, and a location that's hard to beat, this is a home not to be missed.

## More About this Property

<b>Property ID</b>	JZTHRD
<b>Property Type</b>	House
<b>House Size</b>	148 m2
<b>Land Area</b>	466 m2

### Ian Knight 0413 447 016

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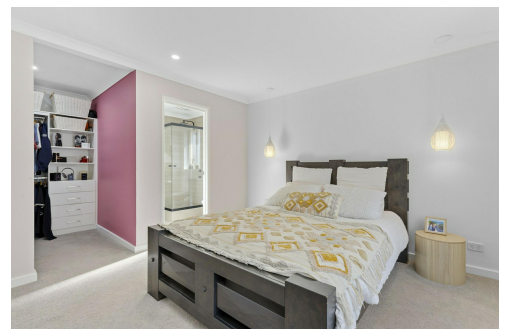
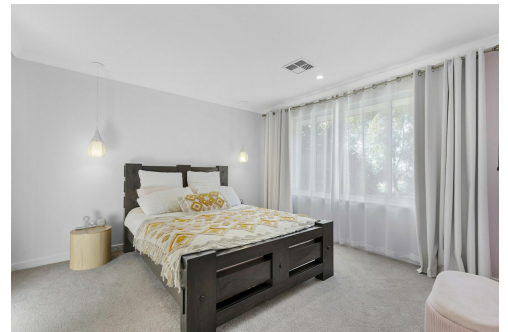
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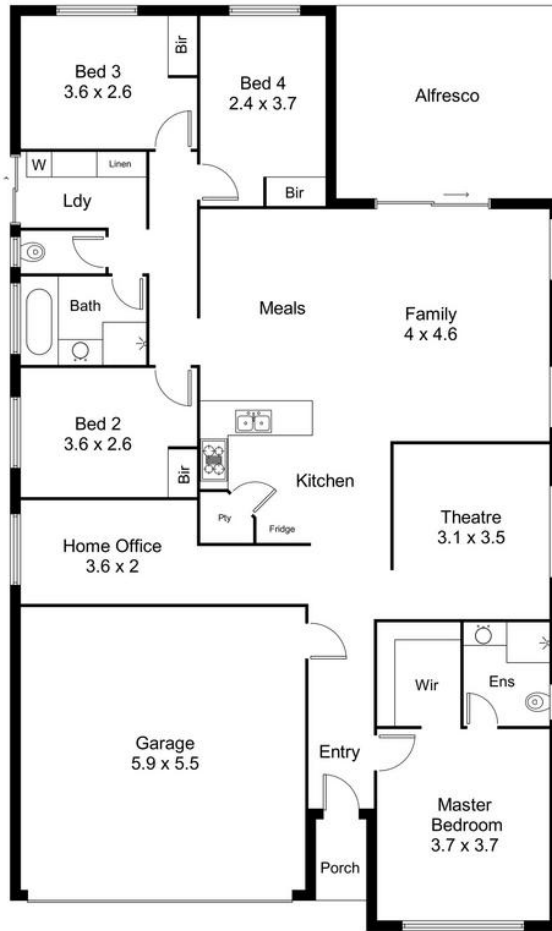
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For information and guidance purpose only / measurements shown are approximate



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