



15 Lorikeet Approach, Eglinton

## PERFECT PLACE TO CALL HOME

CALL CHRYS TIMPSON YOUR LOCAL SPECIALIST FOR MORE DETAILS ON 0424839055

Modern, near new, neutral and ready to go!

- bedroom, 2-bathroom, double secure garage, plus Home Theatre, plus Study area, plus Scullery. Contemporary and modern colour scheme throughout this home, easy to add your creative flair. The three minor bedrooms are to the front of the home with central area for either a study or home office, a home theatre and master suite with spacious walk-in robe and ensuite is to the rear of the property. The hub of the home works well with the kitchen overlooking the living and dining, very spacious and modern kitchen with scullery and walk in pantry, quality appliances and stone tops. The dining area takes you out through sliding doors to the alfresco for entertaining and the gardens are laid to lawn. Extras to this home include —high ceilings, ducted reverse cycle air conditioning, led downlights, built in 2024, 450sqm block, 177sq of living.

Location is perfect with all the new development in the area, including the Eglinton Shopping Centre, plenty of beautifully landscaped parks,

4  2  2 

**FOR SALE**  
'High \$900s'

**VIEW**  
By Appointment

**AGENTS**  
Chrys Timpson  
0424 839 055  
chrys.timpson@ljhpxp.com.au

**AGENCY**  
LJ Hooker City Residential  
(08) 9325 0700

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

 **LJ Hooker**

schools, coastal restaurants/cafes, public transport & Eglinton train station all adding to this thriving community!

// DISCLAIMER THESE PHOTOGRAPHS ARE NOT RECENT AND ARE FOR ILLUSTRATIVE PURPOSES ONLY //

### MORE DETAILS

Property ID	3VJFFGJ
Property Type	House
Land Area	450 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Remote Garage

**Chrys Timpson 0424 839 055**

Sales Executive | [chrys.timpson@ljhpxp.com.au](mailto:chrys.timpson@ljhpxp.com.au)

**LJ Hooker City Residential (08) 9325 0700**

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# Floor Plan

Design:

## Prague

4 2 2

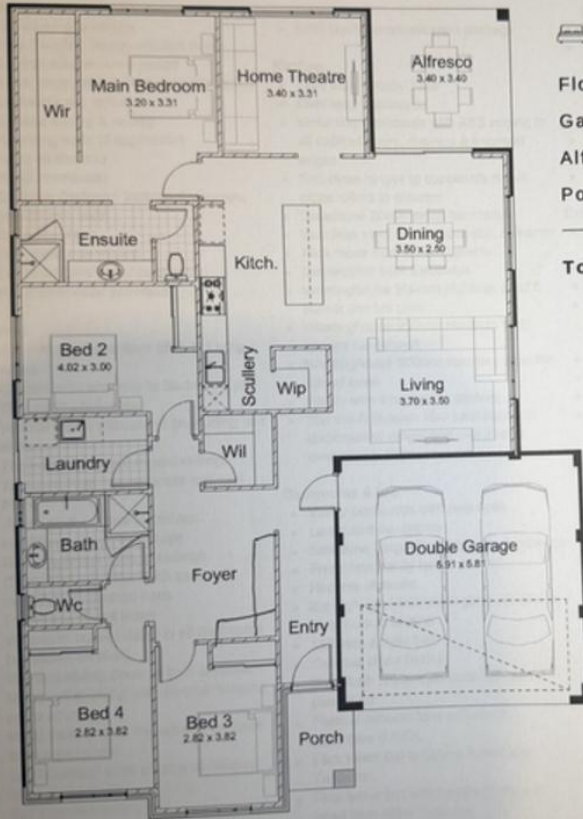
Floor Area: 177.28m<sup>2</sup>

Garage: 36.18m<sup>2</sup>

Alfresco: 11.56m<sup>2</sup>

Porch: 3.44m<sup>2</sup>

Total Area: 228.47m<sup>2</sup>



Disclaimer: Images for illustrative purposes only. Furniture is not included. Fencing and landscaping are included. Actual plans will accompany the build contract. Package is correct at time of publication.