



17 Troubridge Approach, Eglinton

NEAR NEW MODERN 4x2 HOME

MOTIVATED SELLERS!!!

Why build? This modern 2024 built home is ready to go!

- bedroom, 2-bathroom, double secure garage, plus Theatre, plus Study. Contemporary and modern colour scheme throughout this home, easy to add your creative flair. The separate Theatre room is to the front of the home, master suite with spacious walk-in robe and ensuite. The three further bedrooms are separate and to the rear and share an activity/home open space. The central open plan living is perfect for entertaining with its modern kitchen stone tops, breakfast bars and quality appliances and pantry. The living area takes you out through sliding doors to the alfresco for entertaining and gardens laid to lawn. Extras to this home include —high ceilings, ducted reverse cycle air conditioning, led downlights, built in 2024, 450sqm block, 176sq of living.

Location is perfect with all the new development in the area, including the Eglinton Shopping Centre, plenty of beautifully landscaped parks, schools, coastal restaurants/cafes, public transport & Eglinton train station and the Alkimos Aquatic Centre (completion expected late 2026)all adding to this thriving community!

CALL CHRYS TIMPSON YOUR LOCAL SPECIALIST FOR MORE DETAILS ON 0424839055

4  2  2 

FOR SALE

Offers from \$899k

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker City Residential

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 **LJ Hooker**

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MORE DETAILS

Property ID	3VJDFGJ
Property Type	House
House Size	176 m2
Land Area	450 m2
Including	Ensuite Study Air Conditioning Toilets (2) Built-in-Robes Theatre Room ducted air con stone tops high ceilings activity area

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Floor Plan



Design:

Monaco

4 2 2

Floor Area: 176.70m²

Garage: 35.65m²

Alfresco: 10.89m²

Porch: 1.70m²

Total Area: 224.94m²

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.