

17 Troubridge Approach, Eglinton

NEAR NEW MODERN HOME

CALL CHRYS TIMPSON YOUR LOCAL SPECIALIST FOR MORE DETAILS ON 0424839055

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 all adding to this thriving community!

// DISCLAIMER THESE PHOTOGRAPHS ARE NOT RECENT AND

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.

4  2  2 

FOR SALE
High \$900,000s

VIEW
By Appointment

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

AGENCY
LJ Hooker City Residential
(08) 9325 0700

 **LJ Hooker**

ARE FOR ILLUSTRATIVE PURPOSES ONLY //

MORE DETAILS

Property ID	3VJDFGJ
Property Type	House
Land Area	450 m2
Including	Ensuite Study Air Conditioning Toilets (2) Built-in-Robes

Chrys Timpson 0424 839 055

Sales Executive | chrys.timpson@ljhxp.com.au

LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004
cityresperth.ljhooker.com.au | hello@ljhxp.com.au



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.

Floor Plan

Design:

Monaco

🚗 4 🏠 2 🚗 2

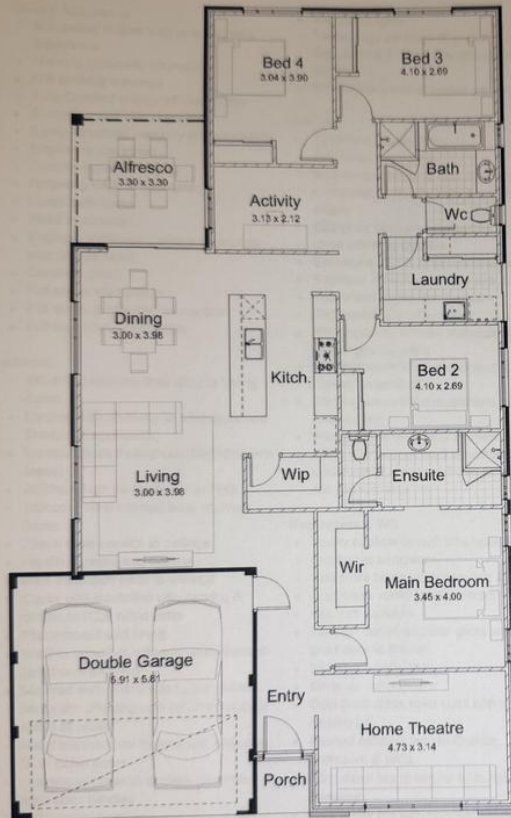
Floor Area: 176.70m²

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.