

## Eglinton, 32 Gamboge Street

Your Coastal Dream Home Awaits!!!

Welcome to 32 Gamboge Street, Eglinton, WA

Located in the prestigious Stockland private estate of Amberton, 32 Gamboge Street offers a luxurious coastal lifestyle in Eglinton, Western Australia. This stunning residence boasts an elevated position on the ocean side of Marmion Avenue, ensuring breathtaking views and refreshing sea breezes, this property presents an exceptional opportunity for discerning homebuyers.

Generously sized bedrooms and a separate theater room, this home provides ample space for relaxation and rest.

The property features a spacious open plan design, seamlessly integrating the kitchen, family, and meals area. Enhanced by 31c ceilings, this expansive layout creates an inviting atmosphere for family gatherings and entertaining.

3 2 2

**For Sale**  
Please Call

**View**  
[l.jhooker.com.au/G35HRD](https://l.jhooker.com.au/G35HRD)

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**LJ Hooker Joondalup**  
**(08) 9300 2100**

Gourmet kitchen equipped with high-end stainless steel appliances and complemented by island stone benchtops. This space is not only functional but also exudes elegance and style.

Master Suite positioned at the rear of the home for maximum privacy, the master bedroom offers direct access to the alfresco area, blurring the lines between indoor and outdoor living. It features a huge walk-in robe conveniently located behind the bed, providing ample storage, and a spacious deluxe ensuite for ultimate comfort.

Enjoy year-round comfort with reverse cycle split systems installed in the main living area.

Situated on a whisper quiet street, residents can relish in the peace and serenity offered by the surroundings, creating an idyllic retreat away from the hustle and bustle of city life.

The property is equipped with a 6.6KW Bosch Solar PV system, promoting sustainability and reducing utility costs for eco-conscious homeowners.

Contact Information:

For more information please contact Ian Knight of LJ Hooker at 0413 447 016.

Experience coastal living at its finest with this remarkable property in Eglington, WA. Don't miss out on the opportunity to make this exquisite residence your new home.

## More About this Property

Property ID	G35HRD
Property Type	House
Land Area	375 m <sup>2</sup>

**Ian Knight 0413 447 016**

Residential Sales Specialist | [ian.knight@ljhooker.com.au](mailto:ian.knight@ljhooker.com.au)

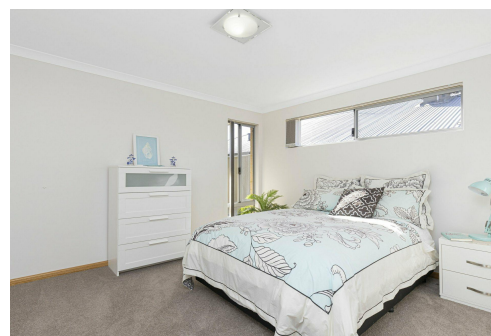
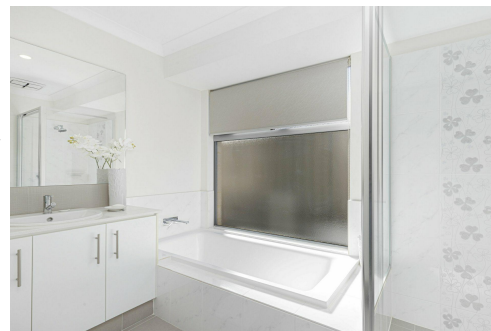
**Marco Viljoen 0468747725**

Sales Consultant | [marco.viljoen@ljhooker.com.au](mailto:marco.viljoen@ljhooker.com.au)

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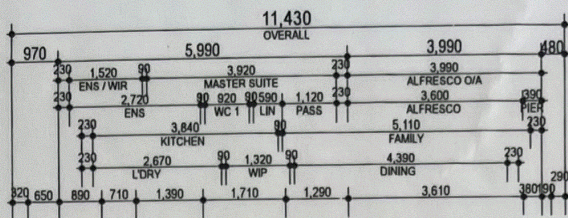
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# REVOTE SMOKE DETECTOR

NOTE: EXTENT OF BHEAD AS SHOWN SHADED.



## AREAS:

	PERIM. (m)	AREA (m <sup>2</sup> )
HOUSE AREA	68.06	166.38
GARAGE	24.28	36.38
ALFRESCO	17.38	18.75
PORTICO	10.80	5.59
STORE	9.84	2.63
		229.71 m <sup>2</sup>
ROOF AREAS		
AREA (m <sup>2</sup> ON THE FLAT)		248.35

## ONE OFF

ADDRESS: LOT 1038 GAMBOGE STREET EGLINTON

DRN	DATE	CHK	CLIENT
SA	24.06.15	LRB	DATE:
LRB	06.07.15	LRB	DATE:
EC	15.07.15	LRB	DATE:
SF	20.07.15	DR	DATE:
DR	20.07.15	DR	DATE:
PCP	26.08.15	GB	DATE:
OK2STCHK	28.08.15	LRB	DATE:
ITEMS 15 & 17	31.08.15	LRB	DATE:
OK2ST	03.11.15	GB	DATE:
VO	03.11.15	GB	DATE:
ITEM 3	03.11.15	GB	DATE:

**Impressions**  
The Home Builder

10000 8563/31 DRAWINGS

NOTE: EXTENT OF FOIL CAVITY WALL INSULATION SHOWN AS:

NOTE: THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS

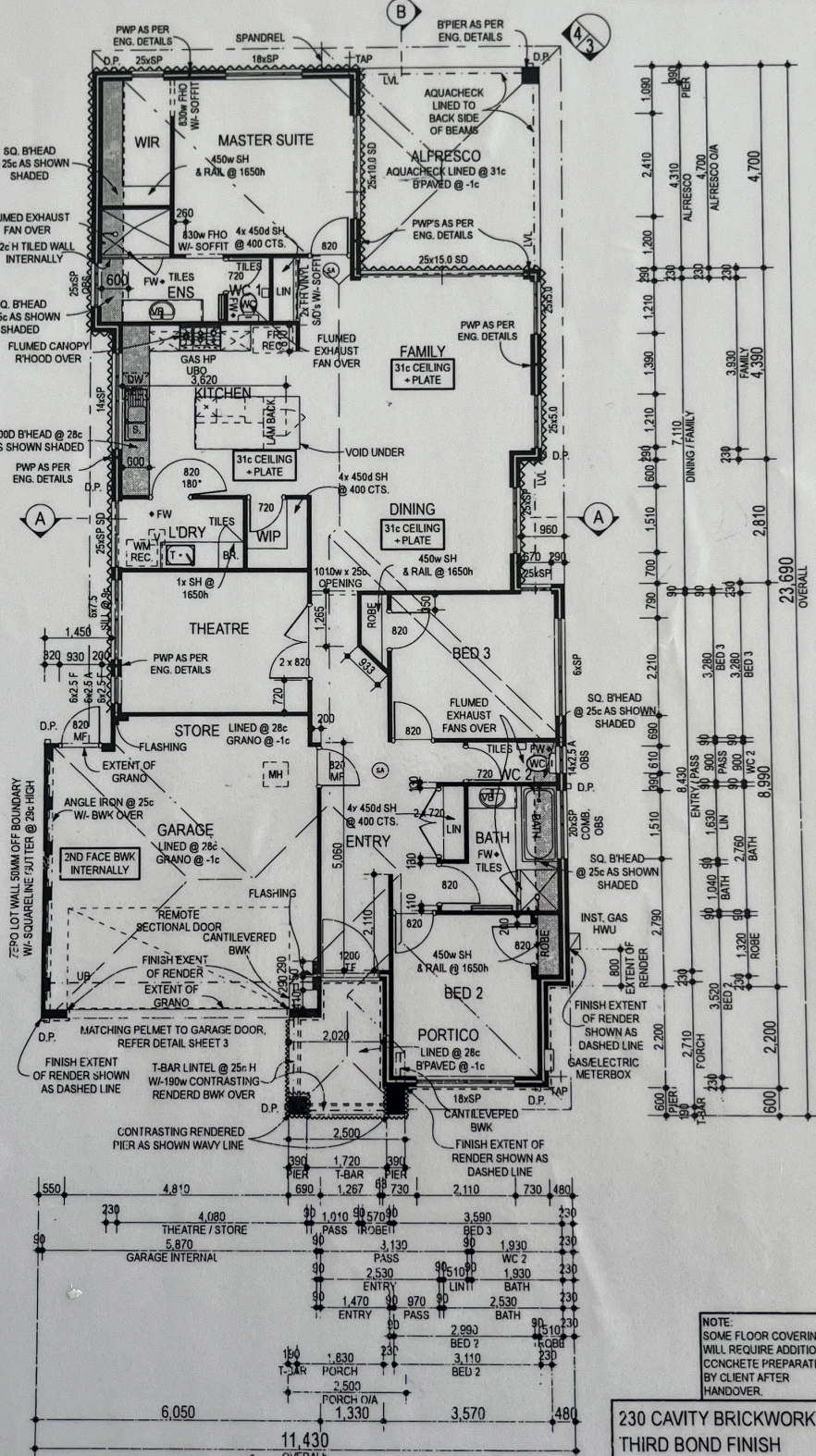
NOTE: - WAVY LINE DENOTES EXTENT OF CONTRASTING RENDER. - DASHED LINE DENOTES EXTENT OF RENDER

NOTE: SOME FLOOR COVERINGS WILL REQUIRE ADDITIONAL CONCRETE PREPARATION BY CLIENT AFTER HANDOVER.

230 CAVITY BRICKWORK THIRD BOND FINISH EXTERNALLY & ACRYLIC RENDER TO ELEVATIONS AS SHOWN.

- RA.0 INSULATION TO CEILING AREAS OF HOUSE & GARAGE.
- LOCATION OF DOWN PIPES ARE INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION
- PROVIDE HOOP IRON HOLDING DOWN STRAPS TO BCA CL. 3.3.3.3(j).
- 28c CEILING THROUGHOUT HOUSE UNLESS OTHERWISE NOTED.
- CHROME FLOOR WASTE TO ALL WET AREAS.

## FINAL PLANS



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