

9 Photinia Street, Tralee

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## Modern Luxury & First-Owner Opportunity in Rapidly Growing Tralee

**FOR SALE**  
\$1,100,000 - \$1,200,000

### AGENTS

Samuel Thompson  
0412 300 774  
samuel.thompson@ljhmanuka.com.au

### AGENCY

LJ Hooker Manuka  
(02) 6239 5551

Be the first ever owner of this premium, north-facing, newly built home, perfectly positioned in one of the region's fastest-growing suburbs. Offering a spacious, cleverly designed floorplan and high-quality finishes throughout, this property delivers comfort, convenience and modern family living at its finest.

Step inside to a light-filled open-plan layout featuring a generous living and dining zone that flows seamlessly to a large entertaining deck, ideal for weekend barbecues, family gatherings or simply relaxing outdoors.

The stylish kitchen boasts quality appliances, electric cooking, ample bench space and a butler's pantry, making it the true heart of the home.

The luxurious master bedroom features an expansive walk-in robe and private ensuite, while two additional bedrooms are well-sized and positioned for privacy. A fourth bedroom near the entrance offers versatility as a guest room, separate living room or home office. A

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central bathroom, separate WC and dedicated laundry add to the home's everyday practicality.

A spacious oversized double garage with extra-large opening door, ideal for a trailer, with internal access provides secure parking and additional storage options.

Located in rapidly developing Tralee, this home puts you close to an exciting array of emerging amenities. The suburb is quickly becoming a vibrant hub, with new parks, children's playgrounds and dog-friendly spaces being added to the community, perfect for active families and pet lovers.

- Brand new construction, first owner opportunity
- North facing
- High ceilings throughout
- Four great-sized bedrooms including master suite with WIR & ensuite
- Large and light-filled open-plan living and dining
- Modern kitchen with stone benchtops & butler's pantry
- Ducted heating and cooling plus ceiling fans to the main living areas
- Spacious entertaining deck
- Low maintenance yard
- Double garage with internal access
- Separate laundry and WC
- Positioned in a rapidly growing, family-friendly suburb

Rates: \$857pq (approx.)  
Internal Living: 228sqm (approx.)  
Garage size: 43sqm (approx.)  
Block size: 482sqm (approx.)  
Year Built: 2025  
Rental Appraisal: \$700 - \$800 pw

**Disclaimer:**

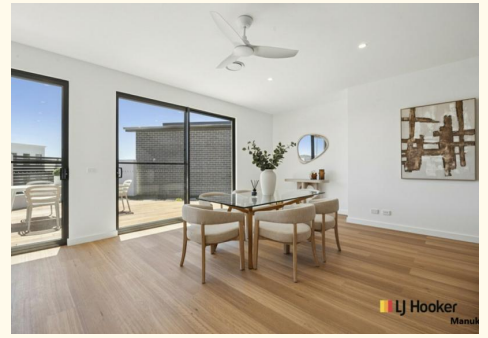
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**MORE DETAILS**

Property ID	1UC6FMF
Property Type	House
House Size	228 m2
Land Area	482 m2
Including	Ducted Cooling Ducted Heating Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

**Samuel Thompson 0412 300 774**  
Property Consultant | [samuel.thompson@ljhmanuka.com.au](mailto:samuel.thompson@ljhmanuka.com.au)

**LJ Hooker Manuka (02) 6239 5551**  
20 Bougainville Street, MANUKA ACT 2603  
[manuka.ljhooker.com.au](http://manuka.ljhooker.com.au) | [manuka@ljhmanuka.com.au](mailto:manuka@ljhmanuka.com.au)



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Manuka

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