

Leased



15 Lucent Approach, Eglinton



Stylish 4 x 2 New Build in Desirable Allara Estate

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PROUDLY PRESENTED BY DEON @ XCEED REAL ESTATE - YOUR LOCAL INVESTOR SPECIALIST

Price \$730.00 per week
Property Type Rental
Property ID 31260

Welcome to your spacious and brand-new 240m² haven in the award-winning Allara Estate! This stunning 4-bedroom, 2-bathroom home boasts a private theatre room, a dedicated study, and is nestled on a generous 450m² lot with a huge backyard perfect for families. This home is ready for its first tenants with a long-term lease available.

Agent Details

Deon Nickell-Davies - 08 9207 2088

Property Features:

Office Details

Xceed Real Estate - Property Management
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
08 9207 2088

- **Spacious Living:** 4 generously sized bedrooms, 2 modern bathrooms (main with dual shower heads, family bath with separate shower), a home theatre, and a private study.
- **Luxury Finishes:** Mirrored wardrobes (walk-in in master), mirrored bathroom cabinetry, and stylish hybrid flooring throughout for easy maintenance.
- **Gourmet Kitchen:** Spacious kitchen featuring ample bench space, overhead cupboards, a walk-in pantry, dishwasher, and a long kitchen island with multiple power points.
- **Year-Round Comfort:** Fully ducted reverse cycle air conditioning.

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REAL ESTATE

- **Energy Efficient:** Equipped with solar panels to help keep energy bills low.
- **Outdoor Oasis:** Enjoy a relaxing rear alfresco area, perfect for entertaining, overlooking a huge grassed secure backyard.

Location Features: Live in the heart of the vibrant and sustainable Allara Estate, an award-winning family-friendly coastal community. Enjoy unparalleled convenience with:

- **Parks Galore:** 1-minute walk to Taarak Park (playground, fitness zone, BBQ, even a DJ booth!), a 1-minute bike ride to Aduro Mountain Bike Park (trails for all levels). 10-minute walk to Revolution Park & Kinkuna Playground (water play area, adventure playground, multi-sports court, dog exercise area), and a 15-minute walk to Neon Park (native flora, flying fox, swings, climbing structures).
- **Coastal Living:** 10-minute drive to Amberton Beach and Yanchep Lagoon. A 13-minute drive to Yanchep National Park.
- **Shopping & Transport:** 5-minute drive to Eglinton Train Station. Close proximity to Yanchep Central, The Gateway Shopping Precinct, Ocean Keys Shopping Centre, Butler Central, and Lakeside Joondalup shopping centres.

HOW TO BOOK AN INSPECTION FOR THIS PROPERTY: If you would like to book an inspection for this property, then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. 2 apply applications will be accepted once the property has been viewed. Home open dates and times are subject to change so it is essential you register so that we can keep you informed. If no time is currently available, register your interest and you will be alerted when the next inspection time is scheduled. Life is better with Xceed!

ARE YOU A PROPERTY OWNER LOOKING TO LEASE YOUR HOME? If you are looking for property management support, we would love to speak to you. Contact our Investment Consultant Deon Nickell-Davies via deon@xceedre.com.au to find out how we can help with your property management needs.

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the owners and the owners agent is provided in good faith. Prospective tenants are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.