

## 40 Estramina St, Oxley, QLD 4075

Leased - \$950

House 5 3 2



### Brand New Duplex at 40 Estramina Street, Oxley – First

This brand-new, never-been-lived-in duplex is now available for lease in the sought-after suburb of Oxley. Featuring a spacious design with premium finishes throughout, this stunning home offers modern living, comfort, and style, making it an ideal place to call home.

**Open for Inspection**

By Appointment.

#### Key Features:

**4 Spacious Bedrooms:** Generously sized with built-in wardrobes, the main bedroom features a walk-in robe and an ensuite with his-and-her vanity. Main bedroom boasts a beautiful view of the mountains.

**2 Stylish Bathrooms + Separate Toilet:** Modern, sleek bathrooms, with premium fixtures and fittings.

**Large Study Room:** Perfect for a home office or study space.

**Ducted Air Conditioning:** Enjoy year-round comfort with ducted air throughout the home.

**Premium Interiors:** Stylish, contemporary finishes, including high-end flooring and fittings.

**Gourmet Kitchen:** Equipped with a gas stove, dishwasher, rangehood, and a walk-in butler's pantry for ample storage.

**Separate Laundry:** Conveniently located with plenty of storage space.

**Fully Landscaped Backyard:** Freshly landscaped with grassed areas, perfect for outdoor living.

**Natural Light:** The entire home is bathed in natural light, creating a warm and inviting atmosphere.

**Fly Screens & Screen Doors:** Installed throughout for added comfort and convenience.

**Vertical Blinds:** Stylish and functional window coverings throughout the property.

**Double Garage:** Remote-controlled, secure two-car garage with internal access.

**Solar Panels (Coming Soon):** Solar panels to be installed shortly, adding energy efficiency and savings.

#### Nearby:

##### Primary Schools:

Our Lady of the Sacred Heart Catholic Primary School (1.36km)

Darra State School (1.41km)

Oxley State School (1.52km)

##### Secondary Schools:

Glenala State High School (2.88km)

Corinda State High School (2.85km)

#### Listed By

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