

Sold

26 Cinnabar Drive, Eglinton



## Coastal Contemporary Living — Designed to Impress

Sleek, modern, and designed for effortless low-maintenance living, this stunning home (built in 2022) offers the perfect blend of style and practicality. Nestled among other beautifully maintained properties and just moments from the pristine coastline, this thoughtfully designed family residence is sure to impress.

From the moment you arrive, you'll appreciate the attractive street appeal and easy-care gardens. Step inside and discover a home that offers so much more than the standard build — combining space, comfort, and contemporary finishes throughout.

Features you'll love:

- Beautiful street frontage with low-maintenance landscaping
- 4 generous bedrooms
- 2 modern bathrooms
- Separate front lounge — ideal as a theatre, sitting room, or kids' retreat
- Master suite complete with ensuite featuring vanity, shower, and toilet
- Main bathroom with separate shower and bath — perfect for families
- Stylish kitchen with large gas cooktop, oven, double sink, and stone benchtops
- Oversized island bench with breakfast bar seating
- Light-filled open plan living and dining with seamless access to the alfresco
- Separate laundry with ample storage and external access

🛏️ 4 🚿 2 🚗 2

**Price** SOLD for \$870,000  
**Property Type** Residential  
**Property ID** 32821

### Agent Details

Ken Yan - 0488 886 698  
Adam Whitford - 0406 616 608

### Office Details

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

**XCEED**   
REAL ESTATE

Ducted reverse-cycle air conditioning for year-round comfort  
Low-maintenance backyard with easy-care garden beds  
Paved alfresco area under the main roof — ideal for entertaining  
Double lock-up garage with secure parking  
Side access from the rear lane to the backyard  
Additional street parking available

Location highlights:

Positioned in a highly sought-after coastal pocket, you'll enjoy easy access to some of the area's best amenities. Spend your weekends at Amberton Beach Lighthouse Park or dine by the ocean at Amberton Beach Bar and Kitchen. Local favourites like Flying Fox Park are just around the corner, along with quality schools including Shorehaven Primary School and Northshore Christian Grammar School. Public transport and shopping options are also close by, making everyday living effortless.

This is coastal family living at its finest — come and see for yourself what all the fuss is about.

Disclaimer:

Please note that the images used in this advertisement may not reflect the property's current presentation, as the home is now comfortably lived in. We encourage buyers to attend a viewing and conduct their own enquiries of the property.

*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.*