







Please Call Or Text To Register For Home Open 12:30pm sunday

Perfectly positioned in a quiet, family-friendly street, this beautifully refreshed 4-bedroom, 2-bathroom home with a double lock-up garage presents an outstanding opportunity for families, first home buyers and investors seeking modern coastal living.

Freshly updated with new paint, fresh lawn, new carpets and new blinds, this home offers a bright, inviting feel from the moment you arrive. Designed for easy living, the functional layout provides generous open-plan living, comfortable bedrooms and low-maintenance outdoor spaces, allowing you to simply move in and enjoy.

Located just minutes from the coast and surrounded by quality amenities, this home delivers the lifestyle that makes Eglinton one of Perth's fastest-growing coastal communities.

Property Features:

- 4 spacious bedrooms
- 2 bathrooms
- Double lock-up garage
- Freshly painted throughout
- Brand new blinds
- New carpets

4 2 2 314m2

Price	SOLD for $750,000
Property Type	Residential
Property ID	33419
Land Area	314 m2

Agent Details

Sharree Hutchinson - 0449 857 770

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
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• Freshly laid lawn
• Low-maintenance lifestyle
• Positioned in a quiet, family-friendly street

Lifestyle & Location - Schools (approx.)
• Eglinton Beach Primary School – approx. 1.1km
• Shorehaven Primary School – approx. 2.3km
• Northshore Christian Grammar School (K–12) – approx. 2.0km
• St James' Anglican School (K–12) – approx. 2.6km
• Alkimos College – approx. 3.8km
• Yanchep Secondary College – approx. 5.5km

Shopping, Dining & Transport (approx.)

• Woolworths- approx. 800m
• Eglinton Train Station – approx. 3.0km
• Amberton Beach – approx. 2.0km
• Oceans 27 Beachfront Restaurant – approx. 2.0km
• The Amberton Beach Bar & Kitchen – approx. 2.0km
• Trinity Village Shopping Centre – approx. 4.0km
• Gateway Shopping Precinct – approx. 5.0km

Parks & Recreation Enjoy easy access to local parks, playgrounds, walking trails, sporting facilities and beautiful beaches, creating the perfect lifestyle for families who love the outdoors.

This area is renowned for it's beautifully designed, state-of-the-art parks, offering something for everyone with adventure playgrounds, walking trails, sporting facilities picnic areas & open green spaces suitable for all ages.

• Leeward Park – approx. 250m
• Ocean View Park – approx. 350m – coastal walking trails and ocean views.
• Aduro Park – approx. 800m
• Heath Park – approx. 1.1km – popular pirate playground, scooter track and family picnic facilities.
• Taarak Park – approx. 1.5km
• Amberton Beach Flying Fox Park – approx. 2.0km – one of Eglinton's most popular family parks featuring a giant flying fox and nature play.
• Kinkuna Park – approx. 2.3km – a large family park with basketball court, pump track, climbing equipment and extensive open space.
• Amberton Beach Lighthouse Park – approx. 2.8km – the spectacular $5 million state-of-the-art adventure playground with basketball courts, climbing structures, BBQ facilities, picnic areas and expansive open parklands next to the Amberton Bar & Grill beachfront restaurant.
• Neon Park – approx. 2.9km

Contact Sharree Hutchinson for more information via Call/Text or E-Mail: 0449 857 770, sharree@xceedre.com.au

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