

**58 Luminous Crescent, Eglinton, WA 6034**

**Sold House**

Monday, 28 August 2023



58 Luminous Crescent, Eglinton, WA 6034

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 568 m2

Type: House

**\$620,000**

Jayne Mitchell is proud to present this absolutely stunning family home that stands out from the rest. Built in 2016 its a modern and very spacious home with an exquisite design that will please those looking for something with a little pizzazz! Very close to the coast and local beaches, positioned high on the front row of the Allara development facing the coast. Featuring: 4 Large Bedrooms 2 Bathrooms- Double vanity in Ensuite Open plan Kitchen/Dining and Family area Dedicated Theatre Room- full sound surround cabling installed Laundry with large Walk In Linen Essa Stone benchtops throughout (20mm) Ducted Reverse cycle air conditioning Solar Power Instant Hot Water System Grand 1200mm front door Double Remote Garage Double gates to access the side garden Large entertaining alfresco, Power for Hot Tub Perfect sized backyard for the kids and room for a pool This home has got the WOW factor! Imagine coming home to this absolute dream property! All this within minutes to the local schools, cafes and beaches. Make this property high on your 'MUST SEE' list. Land 568qm corner block with options to access the property from the adjoining street. House 213sqm, 270sqm under the roof. Parks & Playgrounds • Kinkuna Park features a fabulous waterplay area, adventure playground, multi sports court & fitness equipment, and a new fenced dog exercise area • Aduro Park is 1.57ha of amazing suburban mountain bike trails suitable for all ages & riding levels- one of the largest BMX tracks in the southern hemisphere. • Once complete, there will be 17 public open spaces including future City of Wanneroo district playing fields for the community to enjoy Entertainment • Future plans for Indoor Recreation Centre to be developed and operated by the City of Wanneroo, will be a great facility • Amberton Beach (4.5km south) • Yanchep Lagoon (6km north) • Alkimos Beach and Surf Life Saving Club (6.5km south) • Future Alkimos Central city centre delivered by Development WA (6.5km south) • Yanchep National Park (8km northwest) Shopping • Future plans include a commercial/ retail neighbourhood centre adjacent to Kinkuna Park • The future Eglinton District Centre will incorporate the new train station and various other amenities • Yanchep Central Shopping Centre (4.5km north) • The Gateway Alkimos Beach Shopping Centre (6km south) • Butler Central (9km south) Transport • 600m from future Eglinton Train Station (part of Yanchep Rail Extension) • Butler Train Station (9km south) • Regular Transperth bus service, with a stop on Marmion Ave Enquire today to avoid missing out. Call Jayne Mitchell now on 0416 377 345 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.