

# 7 Splendor Avenue, Eglinton, WA 6034

## House For Sale

Tuesday, 13 February 2024

REDMOND  
REALTY

7 Splendor Avenue, Eglinton, WA 6034

**Bedrooms:** 5

**Bathrooms:** 2

**Parkings:** 2

**Area:** 450 m2

**Type:** House



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## OFFERS

Redmond Realty is proud to present to you a new opportunity to crack the coastal property market with this perfectly positioned family home on an easy-care 450m<sup>2</sup> block in the seaside suburb of Eglinton, where the low maintenance design will mean, your weekends are spent enjoying the beautiful beaches, parks and amenity the area has to offer. The builders flagship design has been extended to meet clients needs. This delightful 2017 built, 4 bedroom PLUS study, activity area, theatre room, 2 bathroom home complete with double lockup garage has a lot to offer with a great floorplan for busy families, and with four living areas plus the alfresco, there's room and privacy for all! Upon entering, a conveniently located study / sitting room is ideal for anyone working from home or the perfect baby nursery being adjacent to the generous main bedroom which boasts a double walk-in robe, a spacious ensuite with twin vanities and a shower, the toilet is separate. There is a theatre room which due to its location in the home would make the perfect adults lounge or 5th Bedroom if needed, there's also an activity room for the kids in the minor bedroom wing. Ready for you to move straight in, the heart of this home is the spacious galley kitchen and open-plan living and dining, which then opens out to the alfresco (under the main roof) – and it is just waiting for you to host your first family get-together. The kitchen boasts plenty of food prep and storage space, with the bench having a breakfast bar for entertaining or those meals on the run, a walk-in pantry, gas hotplates and rangehood, with an under-bench oven – there's even room for overhead cupboards should you need more storage. The three minor bedrooms at the back of the home have built-in robes and share the family bathroom, which has a separate bath and shower and the toilet is nearby. The laundry being located near the shoppers entrance of the garage, would be the perfect butlers pantry with minimal effort, as it is behind the kitchen, and opens to a separate drying area with fold out line. Cooling coastal hues largely throughout, with some pops of colour courtesy of feature walls in the kids bedrooms, this home really is ready for you to make it yours so what are you waiting for? The front and back yards really are a blank canvas and have the potential to host as much or as little green space of your choosing, with the option to drive through from the garage to the rear with extensive paving, or replace this with lawn and a swing set, or maybe a pool. Positioned between Alkimos and Yanchep and accessible just off Marmion Avenue and flanked on the East by the Mitchell Freeway, Eglinton is a fast-growing coastal estate just over 20 km from Joondalup - with the soon to be completed Eglinton train station just a few minutes away. Much-loved by its residents for the pristine beaches, (complete with a nearby beach café and bar) and the lovely parklands, exercise equipment and a designated dog park + Kinkuna Park, massive bike/skate park - overall, it has a wonderful family-friendly community feel. Other notable points include :- 3.78kw Solar Panel System - loaded with 14 Solar Panels to ensure power bills remain low- Open small entry from the back upgraded to have an enclosed large roller door (perfect for a boat/another car)- Open living theatre entrance dropped and enclosed for a 5th Bedroom, lounge or theatre use- 2 Back rooms extended for extra space ( e.g bedhead or a desk)- Kitchen upgraded for full kitchen experience and extra space- Living and dining pushed back 0.5m all the way across for a larger living area.-Front brick feature wall tiled to give that extra look of class- Hand built brick letterbox, with tiled finish to match. Contact Luke Margaretic and Redmond Howe from Redmond Realty for more information about this wonderful home! 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 enquiries. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision and not rely solely on the information provided herein by the selling agent.