

# 8 Luminous Crescent, Eglinton, WA 6034



## House For Sale

Thursday, 4 July 2024

8 Luminous Crescent, Eglinton, WA 6034

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



Redmond Howe  
0410660803

## OFFERS

**\*\* FIRST HOME OPEN SUNDAY 7/7 @ 11-11.45AM \*\* ALL OFFERS PRESENTED - VACANT AND WILL BE SOLD!**

Redmond from Redmond Realty is proud to present 8 Luminous Crescent, Eglinton! Welcome to your dream home! This beautifully designed 3-bedroom, 2-bathroom plus theatre room residence boasts modern interiors and neutral colours throughout, creating a serene and stylish living environment. Built in 2016 by the current owners, situated on a 375sqm block of land, this property is perfect for families, first home buyers, retirees, down sizers and investors alike. This home is vacant and ready for you to move straight in! So be quick to secure this wonderful opportunity. Enjoy the spacious open plan living, kitchen, and dining area, perfect for entertaining, meals and family gatherings. The kitchen features stone sleek benchtops, Westinghouse stainless steel cooktop, 900mm Westinghouse oven and nice tapware, adding a touch of style to your culinary experience. A dedicated theatre room located at the front of the home can be transformed into a formal fourth bedroom, or simply retained for cozy movie nights at home. Retreat to your main king sized bedroom, designed for ultimate comfort and relaxation. Featuring a generous walk-in robe, providing ample storage for all your wardrobe essentials. The en-suite offers a modern, practical design, with a shower, large vanity, and toilet. The minor bedrooms are each generously sized and equipped with double sliding mirror door built in robes. The backyard provides ample space for family fun and outdoor entertainment, featuring a sizable alfresco area, expansive lawns, and a shed, a welcoming environment for children and pets to enjoy. In contrast, the front garden showcases an artificial lawn that requires minimal upkeep. This home is perfect for those seeking a modern lifestyle in a family-friendly neighbourhood. If you are seeking an investment property to enhance your portfolio, we offer seamless property management services, with a current rental assessment ranging from \$600 to \$650+ per week. Features include: Block size 375sqm Built 2016 by the current owners - Builder Goodlife Homes (Part of the Gemmill Homes Group) 3 bedrooms 2 bathrooms Theatre room (could be used as a fourth bedroom if needed) King size master suite with walk in robe Great size minor bedrooms with built in robes Open plan living kitchen and dining area Stainless steel gas cooktop and 900mm Westinghouse electric oven Bathroom with quality fittings Spacious laundry with side access Fronius Primo Solar system panels Alfresco entertainment area Low maintenance artificial lawns to the front garden with feature render cladding to the home Double remote garage with rear single door access Nice sized outdoor shed for extra storage Attic ladder access to storage in the roof Panasonic Ducted reverse cycle air conditioning Complete home water filtration system Ozshut Roller Shutters Dog flap in rear sliding door Paradox alarm system Coated garage floor covering Build area: House: 135.42sqm approx. Garage: 42.03sqm approx. Alfresco: 15.39sqm approx. Porch: 1.89sqm approx. Total: 194.73sqm approx. The Location: Located in the growing coastal suburb of Eglinton, Allara is close to nature and connected to all you need. Created by property developers, DevelopmentWA and Satterley, Allara is a vibrant, sustainable coastal community that cleverly integrates affordable living with active open spaces and is within easy reach of a number of schools, shops, parks and leisure activities. Allara is a family haven, with its three magnificent, landscaped parks, plus dog exercise area and small neighbourhood pocket parks. Revolution Park and Kinkuna Playground features amenity the whole family can enjoy, including the Waterplay feature in the warmer months. Aduro Park, located at the northern end of the community, offers a state-of-the-art 1.57-hectare mountain bike trail, with tracks that all ages and members of the family can experience. And the brand-new centrally located Taarak Park on Taarak Circuit features WA's first public space DJ booth, as well as play areas, sporting amenity, kickabout grassed areas and barbeque facilities. With its warm community spirit, centrally located with freeway access at Romeo Road and the train line nearly finished, be a part of the exciting growth that is happening in and around Eglinton. Just 28kms to Perth's CBD or 23kms to Joondalup CBD or just 6.2km to the world famous Yanchep Lagoon Beach. Please contact Redmond from Redmond Realty on 0410 660 803 if you would like more information on this property. 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.