



## Eglinton, 103 Cinnabar Drive

Charming Low-Maintenance Home Minutes from Amberton Beach!

Discover the perfect blend of comfort, style, and convenience in this beautifully presented, north-facing single-level home, featuring three spacious bedrooms and two bathrooms. Ideally situated opposite the expansive Amberton Playing Fields and just minutes from the pristine shores of Amberton Beach, this property delivers the relaxed coastal lifestyle you've been dreaming of.

From the moment you arrive, you'll be welcomed by picturesque parkland views and beautifully maintained gardens. The charming front verandah and statement front door set the tone for the inviting interior.

The generously sized front master suite offers a peaceful retreat, complete with a ceiling fan, split-system air-conditioning, and elegant white plantation shutters framing the view across the parklands. A spacious walk-in wardrobe and luxurious ensuite-with a shower,

3 2 2

**For Sale**  
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**Contact**  
**Ian Knight**  
0413 447 016  
[ian.knight@ljhooker.com.au](mailto:ian.knight@ljhooker.com.au)  
**Marco Viljoen**  
0468747725  
[marco.viljoen@ljhooker.com.au](mailto:marco.viljoen@ljhooker.com.au)



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**LJ Hooker Joondalup**  
**(08) 9300 2100**

separate bathtub, twin vanities, and separate toilet-complete this serene space.

The sunken theatre room also boasts plantation shutters and a tranquil outlook over the front verandah, providing a cosy setting for movie nights or quiet relaxation.

Two additional bedrooms, both with built-in robes, ceiling fans, and split-system air-conditioning, are serviced by a stylish main bathroom with a separate shower and bathtub.

At the heart of the home lies the open-plan family, meals, and kitchen area-perfect for everyday living and entertaining. Abundant natural light floods this space through strategically placed skylights, enhancing the warm, welcoming atmosphere and highlighting the home's thoughtful design. The sleek kitchen features modern light fittings, a breakfast bar, double sinks, a pantry, stainless-steel range hood, gas cooktop, and under-bench oven. The adjoining living space is further complemented by another split-system air-conditioning unit for year-round comfort.

Seamlessly connected to the family room, the undercover alfresco area offers an ideal space for outdoor entertaining.

Additional highlights include a rear-access double lock-up garage via Cerise Lane, complete with extra storage and convenient external doors to the yard and side of the home. The property also boasts a large solar system, helping to reduce energy costs and support sustainable living.

#### Location Highlights:

- Health Park and community daycare
- Sunset Park, skate park, and pirate-themed playground
- Amberton Beach Lighthouse and Beach Bar & Kitchen
- Oceans 27 restaurant, Flying Fox Park, Forestay Park
- Alkimos and Eden Beaches, Shorehaven foreshore
- Shorehaven Primary School and Northshore Christian Grammar School
- Local shopping, public transport, and Butler Train Station nearby

This home is the ultimate in easy coastal living-well-appointed, low-maintenance, and nestled in a thriving community where you'll feel instantly at home.



## More About this Property

|               |        |
|---------------|--------|
| Property ID   | JU5HRD |
| Property Type | House  |
| House Size    | 142 m2 |
| Land Area     | 298 m2 |

**Ian Knight 0413 447 016**

Residential Sales Specialist | [ian.knight@ljhooker.com.au](mailto:ian.knight@ljhooker.com.au)

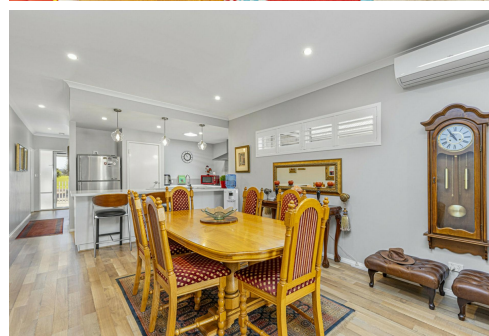
**Marco Viljoen 0468747725**

Sales Consultant | [marco.viljoen@ljhooker.com.au](mailto:marco.viljoen@ljhooker.com.au)

**LJ Hooker Joondalup (08) 9300 2100**

4/25 Delage Street, JOONDALUP WA 6027

[joondalup.ljhooker.com.au](mailto:joondalup.ljhooker.com.au) | [admin.joondalup@ljhooker.com.au](mailto:admin.joondalup@ljhooker.com.au)



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/ for information and guidance purpose only /  
measurements shown are approximate



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