



LJ Hooker



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12 Luminous Crescent, Eglinton




## Modern Family Living in the Heart of Eglinton

This is a tenanted investment on a fixed lease until 24/07/2027 at \$660 per week

Welcome to your new modern family home! This uniquely stylish residence is perfect for anyone seeking a bright, comfortable, and contemporary space to create lasting memories. Set in the highly desirable, family friendly suburb of Eglinton, this property is one you won't want to miss.

Inside, you'll find four well sized bedrooms, all fitted with electric roller shutters, offering comfort, privacy, and security. A dedicated study provides the ideal space for working from home, while the separate theatre room is perfect for movie nights or relaxed family time. Two bright and stylish bathrooms feature modern fixtures designed for everyday living.

The large, light filled kitchen is equipped with quality appliances and overlooks the spacious open plan living and dining areas, an inviting setting for family gatherings, entertaining guests, or simply unwinding at the end of the day.

4  2  2 

**FOR SALE**

Sold

**AGENTS**

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**AGENCY**

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All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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Step outside to a welcoming alfresco area complete with outdoor blinds, providing year round comfort and protection from the elements. The backyard offers a great space for children to play, family BBQs, or basking in the sunshine. A remote double garage completes the home, offering secure and convenient parking.

Eglinton is known for its welcoming community, beautiful parks, and reputable schools, making it a fantastic place to raise a family. You'll also enjoy being close to shops, recreation facilities, and public transport including Eglinton Train Station just 2 minutes away.

Nearby schools include Eglinton South West Primary School (7 mins), Shorehaven Primary School (7 mins), Northshore Christian Grammar School (8 mins), Yanchep Secondary College (5 mins), and Yanchep Lagoon Primary School (5 mins).

#### 2025/2026 Outgoings

Water: \$1,199.70

Council: \$2,000

Please note these figures are approximate only.

Rental Appraisal: \$680—\$720 per week

### MORE DETAILS

Property ID	KGBHRD
Property Type	House
House Size	186 m2
Land Area	450 m2
Including	Study Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Liveability

#### Ian Knight 0413 447 016

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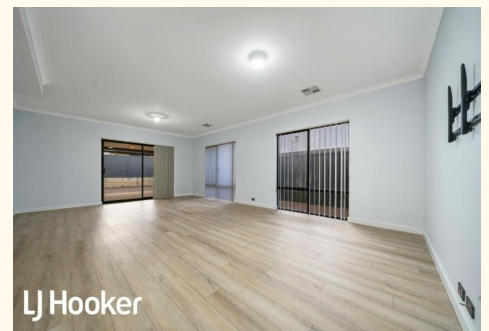
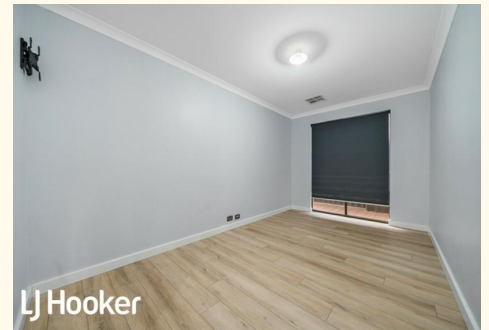
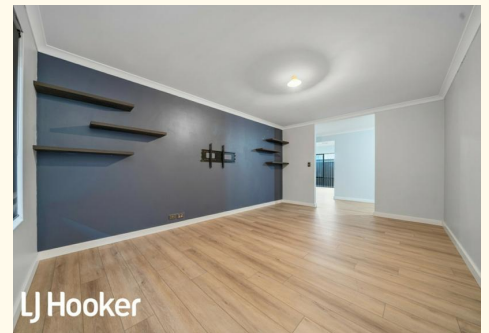
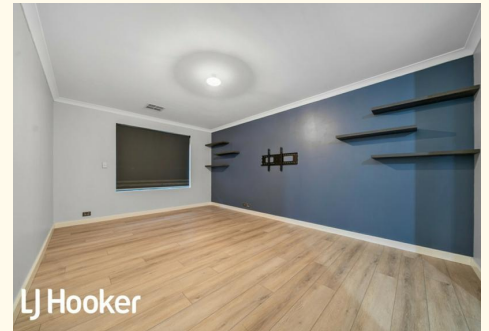
#### Tara Wilkinson 0419 099 599

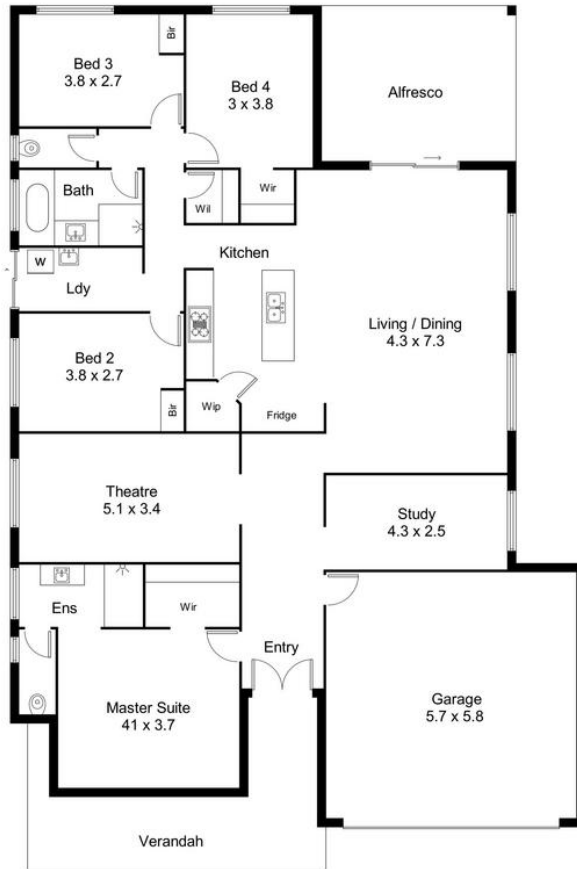
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/ for information and guidance purpose only /  
measurements shown are approximate