



Eglinton, 14 Giallo Way

Coastal Comfort & Contemporary Style in Sought-After Amberton Estate

Nestled oceanside of Marmion Avenue in the highly desirable Amberton Estate, and a scenic 20-minute walk to the beach, this beautifully finished four-bedroom, two-bathroom family home is the complete package for those seeking a relaxed coastal lifestyle without compromising on modern comforts.

Set in a thriving beachside community, residents enjoy the vibrant atmosphere of Amberton Beach Bar & Kitchen, along with an array of established amenities including a fully-fenced dog adventure park, Pirate Playground, Scooter Park, skate bowl, and an AFL-sized sports field - all just moments from your doorstep. With the nearest train station only four minutes away, this is an ideal opportunity for families, first-home buyers, or savvy investors looking to secure a home in a rapidly growing and well-connected neighbourhood.



For Sale
\$750k+

View
By Appointment

Contact
Ian Knight
0413 447 016
ian.knight@ljhooker.com.au
Marco Viljoen
0468747725
marco.viljoen@ljhooker.com.au



LJ Hooker Joondalup
(08) 9300 2100

Disclaimer: 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.

Step inside and you'll be welcomed by a thoughtfully designed floorplan that flows effortlessly from front to back. At the heart of the home is the expansive open-plan living, dining, and kitchen area, which opens out seamlessly to the alfresco - creating the perfect setting for entertaining or enjoying warm summer evenings. The kitchen is sleek and functional, offering ample cabinetry, a built-in pantry, quality appliances, and a breakfast bar ideal for casual meals and conversation.

The master suite is a private retreat, featuring a spacious walk-in robe and a generous ensuite complete with modern finishes. The three minor bedrooms are all generously sized and include built-in robes, making them perfect for growing families or guests. The second bathroom is equally impressive with a modern design and stylish fixtures.

This beautifully presented home truly captures the essence of coastal living with comfort and convenience in mind. Whether you're relaxing at home, heading to the beach, or enjoying the estate's amenities, everything you need is right here.

2025/2026 Outgoings

Water: \$1,239.79

Council: \$2,230

Please be aware that these figures are approximate only

More About this Property

Property ID	JZRHRD
Property Type	House
House Size	195 m2
Land Area	420 m2

Ian Knight 0413 447 016

Residential Sales Specialist | ian.knight@ljhooker.com.au

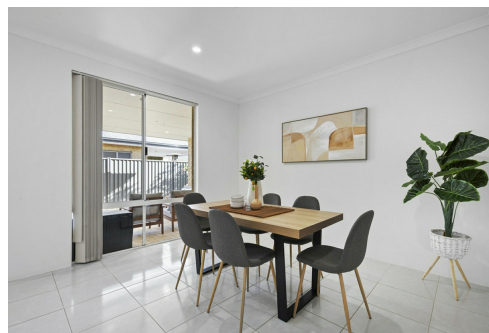
Marco Viljoen 0468747725

Sales Consultant | marco.viljoen@ljhooker.com.au

LJ Hooker Joondalup (08) 9300 2100

4/25 Delage Street, JOONDALUP WA 6027

joondalup.ljhooker.com.au | admin.joondalup@ljhooker.com.au



LJ Hooker Joondalup
(08) 9300 2100

Disclaimer: 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.

