

## Eglinton, 37 Cornflower Drive

BEACHSIDE LOCATION AT AMBERTON ESTATE!

4 2 2

This modern low maintenance home is a perfect choice for any investor, first home owner, or a buyer seeking to downsize. Located close to Eglinton South West Primary School (1.4km), Shorehaven Primary School (650m), Northshore Christian Grammar School (3.2km), Alkimos College (4.6km), Mitchell Freeway (5.7km), Eglinton Train Station (2.7km), and Amberton Beach (2.2km).

### Key Features:

- Low maintenance home, perfect for lock and leave
- Entrance hallway
- Open plan kitchen with stone bench tops, dishwasher, 900mm stainless steel oven, cooktop and range

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/202J00](http://ljhooker.com.au/202J00)

**Contact**  
**Jadge Smillie**  
0412 949 660  
[jadge.smillie@ljhooker.com.au](mailto:jadge.smillie@ljhooker.com.au)



**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.

**LJ Hooker Harrisdale**  
**(08) 9398 4000**

hood overlooking dinning and family area

- Theatre room
- Ducted evaporative air-conditioning throughout
- Split system air-conditioner to kitchen, dining, living and theatre room
- Master bedroom with walk-in robe and ensuite with stone top vanity
- Additional three bedrooms with built-in robes
- Family bathroom with stone top vanity
- Laundry and separate W.C.
- Alfresco with low maintenance backyard
- Double garage with automatic garage door
- Gas hot water system
- Reticulation to front and backyard

This is a great opportunity to secure your next home or investment property.

Currently tenanted until 28th October 2025.

- Council Rates: \$1,966
- Water Rates: \$1,114

For further information please call Jadge Smillie on 0412 949 660 for viewing arrangements. I look forward to meeting you!

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

## More About this Property

Property ID	202J00
Property Type	House
Land Area	300 m2

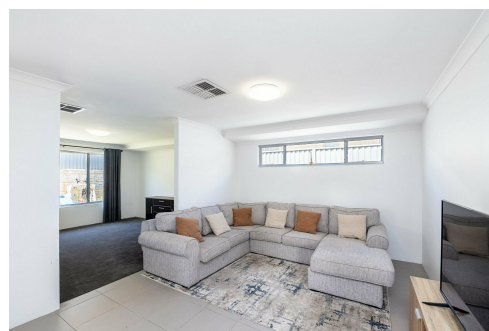
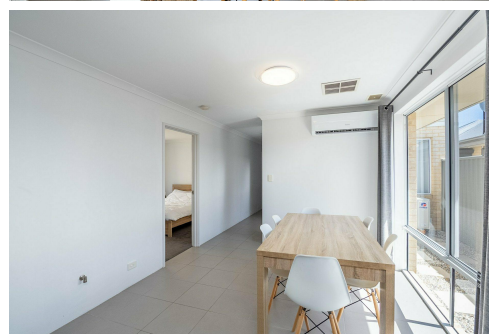
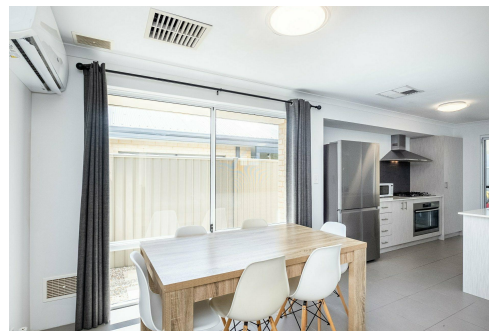
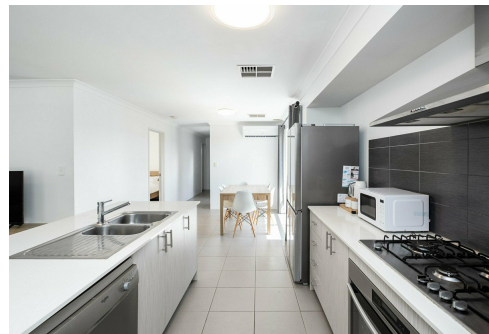
**Jadge Smillie 0412 949 660**

Sales Consultant | [jadge.smillie@ljhooker.com.au](mailto:jadge.smillie@ljhooker.com.au)

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