



Eglinton, 70 Luminous Crescent

Ocean views with Captivating sunsets in the Heart of Allara Estate

Set in the highly desirable Allara Estate, this stylish 4-bedroom, 2-bathroom home offers a rare combination of modern design, everyday functionality, and relaxed coastal living. With no homes directly in front, you'll enjoy uninterrupted parkland outlooks, ocean glimpses, and the magic of watching sunsets from your own front yard. Just a short walk to the newly operational Eglinton Train Station and bus interchange, this home brings together natural beauty and unbeatable convenience.

Step inside and discover a home designed for easy living. The open-plan layout brings together the kitchen, meals, and family area, creating a central hub that's ideal for both quiet family time and entertaining guests. The kitchen features a generous 1000mm fridge recess, perfect for accommodating a double-door fridge, and flows seamlessly into the spacious living areas.



For Sale
Under Offer - \$700k+

View
ljhooker.com.au/JT2HRD

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The master suite opens directly to the alfresco area, providing a peaceful retreat with indoor-outdoor living in mind. Out the back, a council-approved studio adds a flexible space ideal for a home office, hobby room or creative studio. The garage features extended ceiling height, making it suitable for 4WD vehicles, and upgraded solar panels ensure greater energy efficiency and lower running costs.

Just a short stroll away is Revolution Park —a vibrant space for families to enjoy with fitness equipment, basketball courts, and wide-open greenery for outdoor fun.

Convenience is key with this location. Close the Eglinton Train Station and Bus Interchange, with easy access to local schools including Yanchep Lagoon Primary School, Northshore Christian Grammar School, and St James Anglican School in Alkimos, all within a 10-minute drive. Butler Train Station is only 12 minutes away, and for those pursuing higher education, Edith Cowan University in Joondalup is just 22 minutes from home. Public transport is also a breeze, with regular Transperth bus services operating in the area, including stops along Marmion Avenue.

This is your chance to enjoy a modern, low-maintenance lifestyle in a growing coastal community —perfect for families looking for space, comfort, and convenience in one stunning package.

More About this Property

Property ID	JT2HRD
Property Type	House
House Size	260 m ²
Land Area	375 m ²

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For information and guidance purpose only / measurements shown are approximate



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