






9 Purdy Lane, Eglinton

Modern Comfort Meets Parkside Living

Welcome to 9 Purdy Lane, a sleek and stylish three-bedroom, two-bathroom home designed for effortless modern living. Enjoy the privacy of a rear-positioned home with direct access to the lush green space of Lucky Park - perfect for families, pets, or peaceful walks. Situated in a quiet and convenient Eglinton location, this well-presented residence offers a fantastic opportunity for first-home buyers, downsizers or investors looking for a low-maintenance lifestyle in a growing coastal community.

Step inside to a light-filled interior finished in a fresh, neutral palette with crisp white cabinetry and elegant timber-look flooring. The modern kitchen takes centre stage with stone benchtops, stainless steel appliances, a gas cooktop, and a generous island bench that flows effortlessly into the open-plan living and dining area. This inviting space extends out to a paved yard, offering the perfect setting for outdoor dining or entertaining.

The master bedroom features a private ensuite and built-in mirrored robe, while the two minor bedrooms are well-sized and include mirrored robes of their own. A contemporary second bathroom services the home with style and practicality. Ducted cooling keeps

3  2  0 

FOR SALE
\$595k+

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

the home comfortable during the warmer months. The laundry is neatly tucked away behind mirrored sliding doors in the hallway, offering practicality without compromising on space or aesthetics. The double garage is conveniently located at the rear with laneway access, ensuring secure and easy parking.

Perfectly positioned, this home is just a 5-minute drive to the new Eglinton Train Station, placing Perth's CBD within easy reach. Roebuck Park is only 350 metres away, offering green space just steps from your door. For weekend fun and coastal relaxation, Shorehaven Beach is just 3.2km away, complete with a beachside restaurant, vibrant café, and the much-loved Treasure Island Adventure Playground.

With modern finishes, a functional floorplan, and an unbeatable location close to everything Eglinton has to offer, this is a home you'll want to see for yourself.

2025/2026 Outgoings

Water: \$1,006.37

Council: \$1,780

Please be aware that these figures are approximate only

MORE DETAILS

Property ID	K3XHRD
Property Type	House
House Size	96 m ²
Land Area	180 m ²

Ian Knight 0413 447 016

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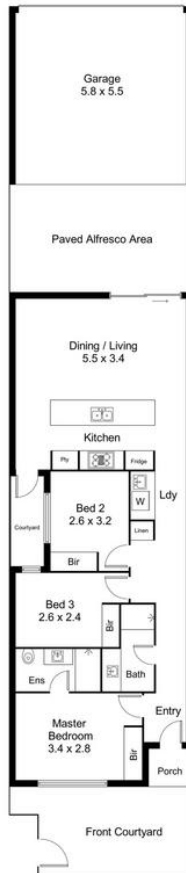
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