



24A Butcherbird Court, Eaton

## Immaculate 3x1!

Immaculate and well-maintained, this 3-bedroom, 1-bathroom home is perfectly located in the heart of Eaton. Enjoy the convenience of being within walking distance of Eaton Fair Shopping Centre, parks, and all essential amenities.

### FEATURES INCLUDE:




- 3 spacious bedrooms, 1 well-appointed bathroom
- Master bedroom with built-in robe and air conditioning
- Modern kitchen with ample storage, pantry, and breakfast bar
- Open-plan kitchen, dining, and living area
- Split system air conditioning in main living areas
- Separate formal lounge room
- Large undercover patio for outdoor entertaining
- Small storage room
- Immaculate, low-maintenance yard with reticulated lawns and established gardens
- Solar panels for energy efficiency
- Secure lock-up garage

**SPECIAL CONDITIONS:** Please note that the double powered shed will remain locked and is not for tenant use.

### TO INSPECT THIS PROPERTY

click on the button 'Book an inspection time' enter your details and

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.

3  1  1 

### FOR RENT

\$630.00 Per Week

### VIEW

By Appointment

### AGENTS

Erin Emerson

[leasing@ljhsouthwest.com.au](mailto:leasing@ljhsouthwest.com.au)

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880



choose an appointment time. If no inspection times are listed, you will be notified once a time is scheduled.

For further information regarding this property, please contact Amelia Piccoli on 9791 6880.

## MORE DETAILS

Property ID	1AQFHND
Property Type	House
Including	Toilets (1)

### Erin Emerson

Leasing Officer â€“ Bunbury | [leasing@ljhsouthwest.com.au](mailto:leasing@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**

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