







109 Pratt Road, Eaton

Riverside Living with Development Potential

Positioned directly opposite a tranquil river reserve, this well-located property offers an enviable lifestyle with space, versatility and future potential. The home features light-filled open plan kitchen, dining and living areas, complemented by a separate formal lounge/dining and a sunroom ideal for relaxed everyday living or entertaining.

Set on a generous block with drive-through carport access to the rear, the property also includes a powered, bricked double garage and a large greenhouse. Zoned R30, it presents outstanding development potential, making it an attractive opportunity for both owner-occupiers and investors alike.

Features:
- Directly opposite river reserve
- Open plan kitchen, dining & living
- Formal lounge/dining room
- Sun room
- Built in robes to all bedrooms
- Roller shutters to main bedroom
- Spacious powder room
- Reverse cycle ducted air conditioning throughout

3 1 3

FOR SALE
Offers Over $899,000

AGENTS

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AGENCY

LJ Hooker Property South West WA
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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

- Split system air-conditioning in living area
- Drive though carport with roller door
- Bricked double garage with power
- Bore system and Reticulated lawns/gardens
- Large greenhouse
- Development potential (zoned R30)
- 1.3km to Eaton Fair Shopping Centre*
- 1.7km to Eaton Recreation Centre*
- 1.8km to Glen Huon Primary School*
- 1.9km to Eaton Primary School*

Council Rates: $2,590.29*
Water Rates: $1603.19*
Approximate only *

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

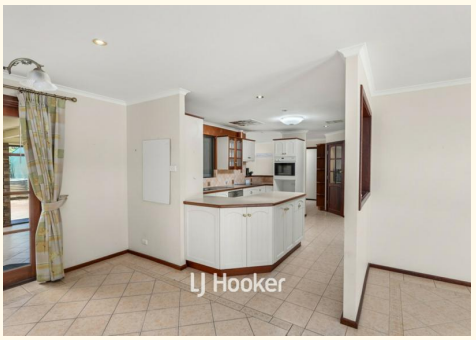
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MORE DETAILS

Property ID	19KHHND
Property Type	House
Land Area	1424 m2











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