



12 Evolution Loop, Eaton

Contemporary Living, Convenient Location!

Offering modern living with minimal upkeep, this 2021-built home is well suited to those seeking comfort and convenience. High ceilings add to the sense of space throughout, while ducted air conditioning ensures year-round comfort. The decked patio extends the living outdoors and overlooks the low-maintenance gardens, creating an easy space for entertaining or enjoying a quiet afternoon at home.

With bushland directly opposite and a convenient position close to shops, schools, sporting facilities and medical centres, the location adds to the appeal. Whether you're looking for a home that's easy to maintain or a property in a convenient everyday setting, this one is well worth a look.

FEATURES:

- Built in 2021
- High ceilings
- Ducted air conditioning
- 5kw solar panel system
- Decked patio
- Low-maintenance gardens
- Bushland directly opposite

3 2 2

FOR SALE

Please Call

AGENTS

James O'Neill
0451 309 029
james.oneill@ljhsouthwest.com.au

Milan Kokir
0403 597 101
milan.kokir@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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.



- 700m to Glen Huon Primary School*
- 1.6km to Eaton Community College*
- 1.6km to Eaton Recreation Centre*
- 2km to Eaton Fair Shopping Centre*

Council Rates: \$2,720.50*

Water Rates: \$1,643.28*

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!

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	1BDQHND
Property Type	House
Land Area	261 m2

James O'Neill 0451 309 029

Licensed Sales Agent â€“ Bunbury |
james.oneill@ljhsouthwest.com.au

Milan Kokir 0403 597 101

Associate to James O'Neill â€“ Bunbury |
milan.kokir@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

