




13 Galloway Bend, Eaton

Spacious Eaton Living with Poolside Retreat!

Step inside this spacious double brick family home in Eaton and discover a thoughtfully designed interior that caters perfectly to modern living. Boasting four generous bedrooms plus a versatile study or activity area, there's ample room for growing families or those needing extra space to work or unwind. The open plan kitchen, dining and living zone forms the heart of the home, offering a welcoming space for everyday living and entertaining, while a separate formal lounge at the front provides a quiet retreat. A unique highlight is the modified bedroom complete with its own sink, presenting an ideal opportunity to operate a home-based business such as a salon (subject to council approval).

Outdoors, the property continues to impress with a fantastic setup for entertaining and relaxation. The extra-high, expansive gabled patio, complete with wide side access and exposed concrete, adds both practicality and versatility. The large salt concrete pool is beautifully overlooked by a Balinese-style pergola, creating a peaceful, resort-inspired atmosphere. Rounding out the space is a powered shed with a roller door, ideal for additional storage or a functional workspace in this well-equipped family property.

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FOR SALE

Offers Above \$949,000

VIEW

By Appointment

AGENTS

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AGENCY

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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**

FEATURES:

- Large double brick family home
- Open plan kitchen, dining & living
- 4 bedrooms plus a study/activity area
- Modified bedroom with sink installed
- Formal lounge room at front
- Main bedroom with his & hers walk-in-robos and ensuite
- Split system air conditioners throughout the house
- Ducted evaporative air conditioning
- Gas ducted heating
- 20 solar panels
- Extra high large gabled patio
- Large salt concrete pool with spacious paved area
- Balinese style pergola
- Wide side access
- Exposed concrete
- Powered shed with roller door
- 1.5km to Glen Huon Primary School*
- 2.3km to Eaton Fair Shopping Centre*
- 3.3km to Treendale Home & Lifestyle Centre & Shopping Precinct*

Council Rates: \$3,274.95*

Water Rates: \$1,603.19*

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!

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	1AA9HND
Property Type	House
Land Area	770 m2

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