







Eaton, 135 Pratt Road

5-Bed Family Home Opposite River Reserve

5 2 0

For Sale
Please Call

View
ljhooker.com.au/165AHND

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

Situated on Pratt Road in the heart of Eaton, this spacious family home is the perfect blend of comfort and convenience. With five generous bedrooms and two well-appointed bathrooms, this property offers ample space for growing families. The home sits on a large block, providing ample space for outdoor activities and future expansions. Opposite a tranquil river reserve, this property offers a serene and picturesque setting for your morning walks, ideal for nature lovers.

Eaton is known for its welcoming community and excellent amenities, making it an ideal suburb for families. Nearby, you'll find a range of schools such as Eaton Primary School and
Glen Huon Primary School, ensuring quality education options are within easy reach. The local shopping centre and various recreational facilities add to the suburb's appeal, offering everything from retail therapy to weekend sports.

LJ Hooker

LJ Hooker Property South West WA
(08) 9791 6880

Disclaimer: 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.

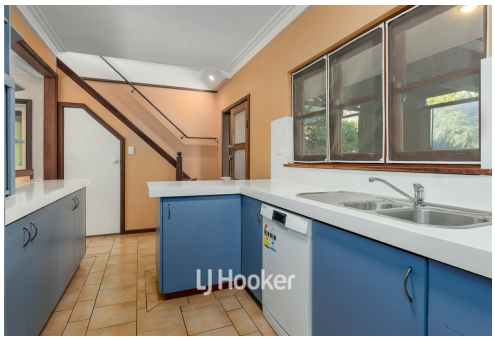
FEATURES INCLUDE:

* Upstairs lounge room
* Built in wardrobes
* Split system air conditioning
* Ceiling fan
* Upstairs living room with French doors leading out to the balcony
* Tile wood fire
* Raised veranda to take in the uninterrupted bushland views
* Kitchen overlooking the patio
* Decked patio with cafe blinds
* Powered shed
* Convenient side access
* Directly opposite river reserve
* Leased until July 2025 at $600 per week

Rates:
Council Rates: Rates:$2,300*
Water Rates: $1,500*
Approximate only *

Don't miss out on the opportunity to make this charming house your new home. With its prime location and spacious interiors, it won't be on the market for long. Act now and secure your family's future in one of Eaton's most desirable addresses!

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 sellers 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 About this Property

Property ID	165AHND
Property Type	House
House Size	226 m²
Land Area	1012 m²

James O'Neill 0451 309 029
Sales Consultant | james.oneill@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

Disclaimer: 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.