



14 Ballarat Court, Eaton

## Entertain, Relax, Enjoy —The Perfect Eaton Family Home

Set on a generous 674m<sup>2</sup> block in the ever-popular suburb of Eaton, this well-presented 3 bedroom, 2 bathroom home offers the perfect blend of space, comfort and easy family living. Designed with an open plan layout, the heart of the home seamlessly connects the kitchen, dining and living areas, creating a light-filled space that's ideal for both everyday life and entertaining.

Step outside and you'll fall in love with the large decked alfresco area - the ultimate spot for weekend BBQs, morning coffees or hosting friends and family all year round. The generous backyard provides plenty of space for kids, pets or future additions. Conveniently located close to schools, shops and local amenities, this home is ready for you to move in and enjoy.

### FEATURES INCLUDE:

- Open plan kitchen, dining & living area
- High end kitchen with premium appliances
- Separate lounge/theatre room or potential fourth bedroom
- Bamboo flooring in living area
- Ducted reverse cycle air conditioning throughout
- High ceilings

3  2  2 

### FOR SALE

Offers Around \$780,000

### VIEW

By Appointment

### AGENTS

Danielle Green

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### AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

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- Large master bedroom with two built in robes, new carpet and ensuite
- Minor bedrooms both have built in robes
- Plantation shutters to all bedrooms and front theatre room
- Ceiling fans to all bedrooms
- Roller shutters to exterior front windows
- Double automatic garage
- Large decked alfresco
- Powered shed
- Possible side access
- Reticulated gardens
- Rain water tank off the shed
- Solar panels and solar battery, keeping those electrical bills to a minimum
- Approx council rates- \$2682 Per Annum
- Approx water rates- \$1603 Per Annum

Don't miss your chance to secure this fantastic Eaton home — contact Danielle Green today to arrange your viewing.

Disclaimer —The images used are from a previous marketing campaign and may not be entirely accurate. 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 DETAILS

Property ID	19PTHND
Property Type	House
House Size	167 m2
Land Area	674 m2
Including	Ensuite Toilets (2)

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TOTAL: 255 m2

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