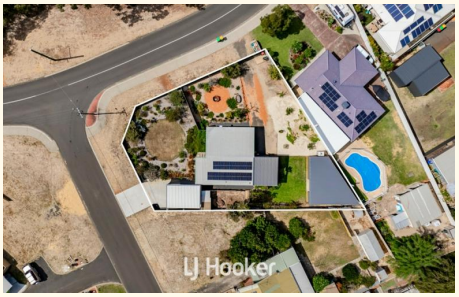

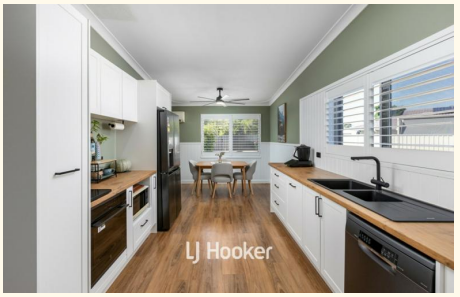

14 Hands Avenue, Eaton

Stylishly Renovated on a Spacious 1,136sqm Corner Block!

Set on a generous 1,136sqm corner block just 250m from the picturesque Collie River and Pratt Road Reserve, this well-presented renovated home offers comfortable living with tasteful modern updates throughout. The interior features an updated kitchen with timber benchtops and quality cabinetry, while split system air-conditioning and ceiling fans provide year-round comfort. Plantation shutters add a stylish touch and enhance privacy throughout the home.

Outside, the property is perfectly set up for relaxed living and entertaining. Enjoy the spacious Cooldeck patio with exposed aggregate, surrounded by native landscaping and secure Colorbond fencing. With a solar system, new bore and pump, automatic reticulation, chook yard, and a shed, the home offers excellent practicality. Zoned R40 and positioned on a corner block with two street frontages and dual side access, the block provides ample space for caravans, boats, or trailers and also presents exciting future development potential (subject to approvals).

2 **1** **2**

FOR SALE
Offers Over $719,000

VIEW
Sat 11th Apr @ 11:45AM - 12:15PM

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.

LJ Hooker

Whether it's enjoying the scenic walking paths along the tranquil Collie River and Pratt Road Reserve, grabbing a weekend coffee at Eaton Fair Shopping Centre, or simply relaxing under the spacious Cooldeck patio at home, this property offers a lifestyle that's hard to beat.

FEATURES:
- Beautifully Renovated home
- Large 1,136sqm corner block
- Zoned R40
- Split system air-conditioning to living & main bedroom
- Ceiling fans to living area, bedrooms & patio
- New heat pump hot water system
- New kitchen appliances including a pyrolytic self-cleaning oven, induction cooktop and integrated range hood
- Plantation shutters
- Stainless steel security windows and doors
- Roller shutter to main bedroom
- Automatic sliding gate to the carport driveway
- Double gates to second entrance
- Cooldeck patio with exposed aggregate
- Designated fire pit area
- Native landscaping
- Variety of fruit trees including Fruit Salad (Plum/peach/nectarine), grapevine with red grapes, 2 lemonade trees, cumquat tree, fig tree, weeping mulberry and a loquat tree.
- Pumpkin vine
- Chook yard
- Colorbond fencing
- Solar system
- New bore and pump
- Automatic reticulation
- Large shed with roller door
- 250m to Collie River & Pratt Road Reserve*
- 500m to Eaton Fair Shopping Centre*
- 1.3km to Eaton Community College*

Council Rates: $2,204.92*
Water Rates: $1,416.26*
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

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MORE DETAILS

Property ID	1A6NHND
Property Type	House
Land Area	1136 m2

James O'Neill 0451 309 029
Licensed Sales Agent â€“ Bunbury |
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Milan Kokir 0403 597 101
Associate to James Oâ€™Neill â€“ Bunbury |
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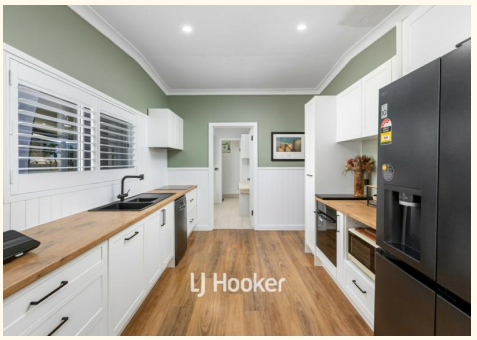

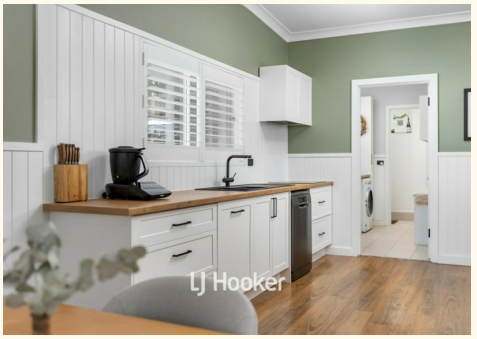

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