



18 Cottonwood Gardens, Eaton

## Elegant Family Living on a Premier Corner Block

Nestled in the peaceful enclave of Cottonwood Gardens, this beautifully renovated four-bedroom, two-bathroom home offers the perfect blend of charm, space and modern comfort. Set proudly on a generous 700m<sup>2</sup> corner block opposite a park, the home is framed by a classic white picket fence and manicured gardens, creating a warm and welcoming first impression.

Designed with family living and entertaining in mind, the home features multiple living areas and a spacious layout that flows effortlessly throughout. At the heart of the home, the stunning kitchen showcases striking black cabinetry, a farmhouse sink and a large island bench, overlooking the main living and dining areas where built-in cabinetry and seating add both character and functionality. The wide wraparound veranda provides the perfect place to relax and enjoy the peaceful surroundings.

Features Included:

- Fully renovated four-bedroom, two-bathroom home
- Theatre room, dining area and separate lounge
- Prominent corner block position opposite a park
- Charming wraparound veranda and classic white picket fence

4  2  2 

**FOR SALE**

Please Call

**AGENTS**

Janine Stewart  
0404 913 737  
janine.stewart@ljhsouthwest.com.au

Pat Shine  
0438 263 068  
pat.shine@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**

- Beautifully maintained gardens with full reticulation
- Spacious kitchen with black cabinetry, farmhouse sink and island bench
- Main living area with built-in cabinetry and seating
- Generous master bedroom with a large ensuite featuring his and her vanity
- All additional bedrooms include built-in robes
- Main bathroom with stunning claw-foot bath
- Ducted air conditioning throughout, plus ceiling fans in most rooms
- New touchscreen heating and cooling system
- Solar panels (5 x 18 inverter system) with WiFi monitoring for energy efficiency
- Alfresco entertaining area with ceiling fans
- Side access with shed and patio space to accommodate a caravan or large boat
- Built in 2006

Combining character, space and a fantastic location close to Eaton Fair and local amenities, this charming home presents a wonderful opportunity for families looking to settle in a welcoming Eaton community.

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	19X2HND
Property Type	House
Land Area	700 m2

### Janine Stewart 0404 913 737

Sales Consultant ☎ Bunbury | [janine.stewart@ljhsouthwest.com.au](mailto:janine.stewart@ljhsouthwest.com.au)

### Pat Shine 0438 263 068

Sales Consultant ☎ Bunbury | [pat.shine@ljhsouthwest.com.au](mailto:pat.shine@ljhsouthwest.com.au)

### LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)

