



19A Watson Street, Eaton

## Great Buying in a Prime Location

Perfectly suited for first home buyers or savvy investors, this well-presented 2-bedroom semi-detached home offers an outstanding opportunity to enter the property market at an affordable price point.

Ideally located within walking distance to Eaton Fair Shopping Centre and the Eaton Recreation Centre, convenience is right at your doorstep. Whether you're starting out or expanding your portfolio, this property ticks all the boxes.

Step outside to a generous backyard featuring a covered patio, single garage, and ample space to add a shed or securely park your boat, caravan, or trailer. With plenty of room to grow, the potential here is truly endless.

### Property Features:

- 2 spacious bedrooms with built-in robes
- 1 well-appointed bathroom
- New carpets to both bedrooms
- Open plan kitchen and living space
- Outdoor patio and entertaining area
- " Single garage
- " Generous 560m<sup>2</sup> block
- Roller shutters for added security and comfort

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### FOR SALE

Offers Over \$535,000

### VIEW

By Appointment

### AGENTS

Danny Germon

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Steve Germon

0417 950 949

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### 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.



Opportunities like this don't last long. Secure your future today- contact Danny Germon to arrange your viewing before it's gone!

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	1A5AHND
Property Type	House
Land Area	560 m2

### **Danny Germon 0418 670 014**

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### **Steve Germon 0417 950 949**

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