



1A Stanton Street, Eaton

## Spacious 2x1 Unit Moments from Collie River with Garage & Outdoor Living

This charming home offers the perfect opportunity for those looking to downsize, invest, or secure a convenient lock-up-and-leave lifestyle without compromising on comfort. Thoughtfully designed, it features a spacious main living area, a functional kitchen, and generously sized bedrooms. The enclosed front carport has been cleverly converted into two versatile additional living zones, currently utilised as a gym and a home office, ideal for today's flexible lifestyle needs.

Entertaining is made easy with a newly installed brick BBQ area out the back, creating the perfect setting for relaxed gatherings with family and friends. With two driveways, there is ample room for a boat, caravan, or extra vehicles. A newly installed carport and garage provide even more secure parking and storage options, ensuring space is never an issue. Behind the garage, a fully fenced outdoor area offers a charming mix of lifestyle and sustainability. Here you'll find multiple established fruit trees, along with room for garden beds or even a couple of chooks, ideal for those who enjoy homegrown produce.

2 1 1

**FOR SALE**  
Offers Over \$549,000

### AGENTS

Danny Germon  
0418 670 014  
danny.germon@ljhsouthwest.com.au

Steve Germon  
0417 950 949  
steve.germon@ljhsouthwest.com.au

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Positioned just a short stroll from the Eaton Bowling Club and the picturesque Collie River, you'll enjoy a peaceful lifestyle with great local amenities right at your doorstep.

Set on an easy-care block, the property includes:

- Two spacious bedrooms
- Well-appointed main bedroom with ample cupboard space and its own new split system air conditioner
- Open plan kitchen and dining area with a centrally located wood fire
- Generous lounge room equipped with air conditioning for year-round comfort
- Two additional living zones (gym and home office) for added flexibility, gym is equipped with new split system air conditioner
- Outdoor patio area, ideal relaxing and enjoying your morning coffee
- Enclosed rear garage with convenient drive-through access
- Brand new, generously sized hot water system.
- Within close proximity to Eaton Fair Shopping Centre
- Just one street back from the Collie River

Offering low-maintenance living in a highly convenient location, this property is perfect as a lock-up-and-leave home or a smart addition to any investment portfolio.

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	1A4KHND
Property Type	House
House Size	82 m2

### Danny Germon 0418 670 014

Sales Consultant â€“ Bunbury |  
danny.germon@ljhsouthwest.com.au

### Steve Germon 0417 950 949

Sales Consultant â€“ Bunbury | steve.germon@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

