



## Eaton, 20 Pigeon Court

Outstanding Value! Solid Home On A Huge Block!

If this double brick & tile 4-bedroom, 2-bathroom home with double lockup garage doesn't scream great value then the location definitely will!

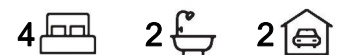
An oversized residential block sitting at approx. 832m<sup>2</sup>, located in a nice cul-de-sac and within minutes by foot to so many amenities that the ever popular and growing town of Eaton has to offer, you'll want to cash in and sell your car.

Conveniences such as Eaton Fair shopping centre at your fingertips, home to the likes of Kmart, Coles, Woolworths, Smalls Bar, Coffee Club, The Health Hub, Chemist, ample fast-food options and other eatery's, service stations, plus the recently refurbished Eaton Tavern, public transport stops, Eaton Recreation Centre, football & softball club, and skate park. Seriously, the list goes on and on!!

Some of the awesome features this home offers are:



**Disclaimer:** 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.



**For Sale**  
Please Call \_\_\_\_\_

**View**  
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**(08) 9791 6880**

- \*Main bedroom complete with ceiling fan, private ensuite & walk in robe
- \*3 extra bedrooms all generous in size with ceiling fans and 2 of the 3 with built in robes
- \*Large open north facing living area combining the kitchen, dining & lounge room with the added comfort of the wood heater
- \*Kitchen provides ample bench space, gas stove top, electric oven, dishwasher recess, large fridge recess and the convenient shoppers entry from the garage
- \*Reverse cycle ducted air conditioning for all year-round temperate comfort
- \*Separate front lounge will make a great parent retreat or theatre room
- \*Double gated side access through to the large back yard and workshop plus roller door access from the rear of the garage
- \*Huge gabled patio makes a fantastic space for outdoor dining & entertainment
- \*Solar panels to take advantage of the sun's energy and keep those power bills down

Overall, great home in a great location on a huge block. If you're looking for value for your money with a home you can move straight into or a sound investment opportunity, this one is not to be missed!

For more information, contact Steve Germon on 0417 950 949!

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 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 About this Property

<b>Property ID</b>	16S0HND
<b>Property Type</b>	House
<b>House Size</b>	180 m <sup>2</sup>
<b>Land Area</b>	832 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

### Steve Germon 0417 950 949

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### Danny Germon 0418 670 014

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