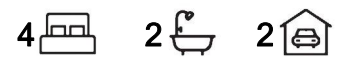


## Eaton, 26 Belvedere Crescent

Spacious Block, Prime Location



Set on a generous 911m<sup>2</sup> block in the heart of Eaton, this well-kept 4-bedroom, 2-bathroom home offers a great mix of comfort and potential. Neat, functional, and move-in ready, it provides a solid foundation for families, first home buyers, or investors-whether you're looking to enjoy as-is or add your own personal touch down the track.

Outside, there's plenty of space to enjoy-whether you need room for the kids to play, want to create a larger outdoor entertaining area, or are thinking of adding a shed, pool or granny flat. Close to schools, shops, and parks, this is an ideal option for families, renovators, or savvy investors looking to secure a large block in a sought-after suburb.

### FEATURES INCLUDE:

- Open plan kitchen, living and dining area
- Split system air conditioner to main bedroom and living area
- Ceiling fans



**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**  
[ljhooker.com.au/182BHND](http://ljhooker.com.au/182BHND)

**Contact**  
**Katie Ryan**  
0458 458 565  
[katie.ryan@ljhsouthwest.com.au](mailto:katie.ryan@ljhsouthwest.com.au)

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

- Large paved patio
- Large back yard
- Side access
- Garden shed
- Walking distance to Duck Pond Park
- Short drive to the Eaton foreshore
- Rental appraisal valued at \$650 per week

For more information, call or text Katie Ryan today on 0458 458 565 to book your private viewing.

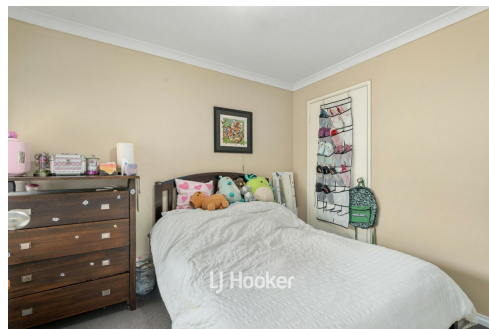
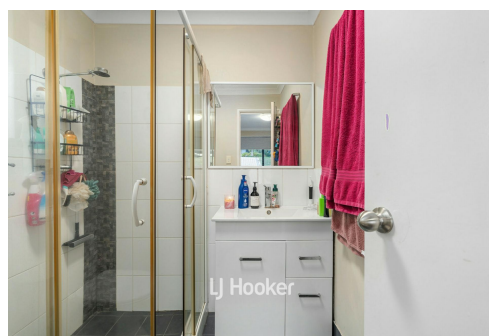
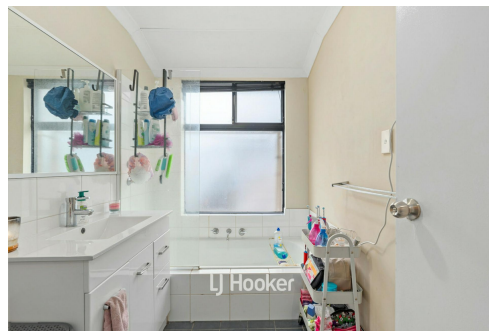
Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

<b>Property ID</b>	182BHND
<b>Property Type</b>	House
<b>Land Area</b>	911 m2

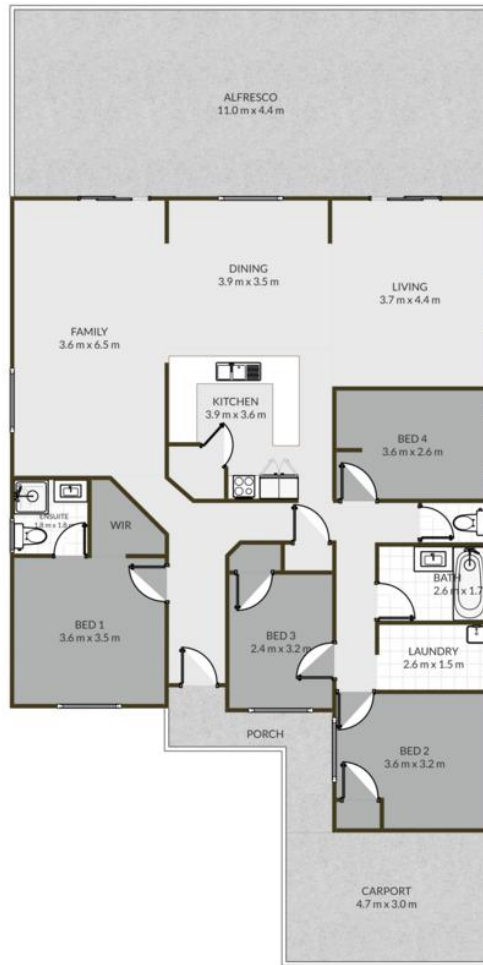
**Katie Ryan 0458 458 565**  
Sales Consultant | [katie.ryan@ljhsouthwest.com.au](mailto:katie.ryan@ljhsouthwest.com.au)

**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)



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

**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.



1  
2  
3  
4  
5

KATIE RYAN  
0419 971 888



26 BELVEDERE CR, EATON

4 BED 2 BATH 1 CAR

TOTAL: 210 m2

THIS FLOOR PLAN HAS BEEN PREPARED BY EVENTUALLY CREATIVE. WHILE ALL MEASUREMENTS ARE CONSIDERED RELIABLE, THEY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED. THIS FLOOR PLAN IS COPYRIGHT PROTECTED AND CANNOT BE REPRODUCED, MODIFIED, OR USED WITHOUT THE PERMISSION OF EVENTUALLY CREATIVE.



LJ Hooker Property South West WA  
(08) 9791 6880

**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.