

29A Cleveland Bay Avenue, Eaton

Opportunity Knocks in Eaton

Tucked away in a quiet cul-de-sac alongside the Cleveland Bay Wetlands, this four-bedroom, two-bathroom home offers space, flexibility and plenty of potential on a generous 633m² block.

Built in 2012, 29A Cleveland Bay Avenue provides a practical layout with open-plan living, good outdoor space and valuable side access, while also offering the next owner an opportunity to refresh the home and make it their own.

At the heart of the home is the open-plan living, dining and kitchen area. The spacious kitchen features a large breakfast bar, generous bench space and plenty of storage, with sliding doors extending the living area to the covered alfresco.

The accommodation offers a private rear master bedroom together with two additional bedrooms with robes, the fourth bedroom does not have a built-in robe and offers excellent flexibility depending on your needs. Use it as a bedroom, children's activity or playroom, second TV room, hobby space or home office. Comfort is provided by ducted air conditioning and a wood fire for the cooler months, while solar panels help with household energy costs.

Outside, the 633m² block provides room to enjoy the outdoors, with

4 2 2

FOR SALE

Offers Over \$729,000

VIEW

Sat 3rd Oct @ 10:00AM - 10:30AM

AGENTS

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AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



side access, a garden shed and low-maintenance garden areas.

The home would benefit from some cosmetic updating, providing an opportunity for buyers who can see the potential to refresh the property over time and make it their own.

Located close to schools, parks, shopping and Eaton Fair, this is an opportunity to secure a generously sized property in an established Eaton location.

Features you'll love:

- Built in 2012
- " 4 bedrooms, 2 bathrooms
- " Generous 633m² block
- Quiet cul-de-sac location
- Bush reserve nearby providing a peaceful outlook
- Spacious open plan living and dining
- Well-appointed kitchen with breakfast bar, ample storage
- Covered outdoor entertaining area
- Ducted air conditioning throughout
- Cosy wood fire
- Solar panel system
- Double lock-up garage
- Low maintenance gardens
- Garden shed
- Close to schools, shopping, parks and Eaton Fair

This is the kind of home where family memories are made. Quietly positioned, beautifully maintained and ready for its next chapter, 29A Cleveland Bay Avenue is one you'll want to experience for yourself. Contact Helen Povey today to arrange your inspection

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

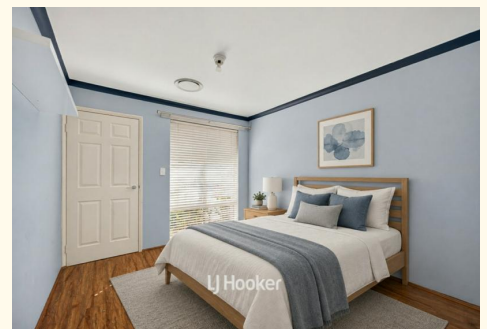
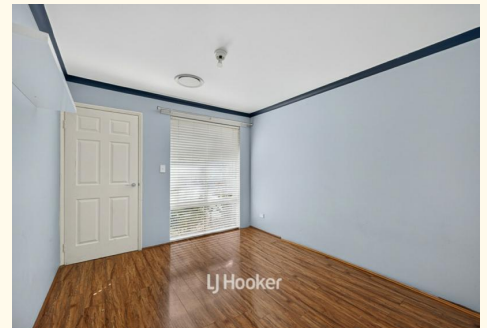
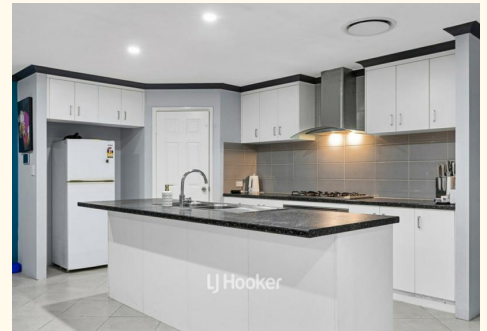
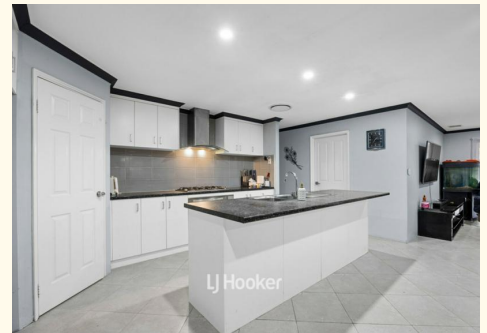
Property ID	1B0JHND
Property Type	House
House Size	163 m2
Land Area	633 m2
Including	Toilets (2)

Helen Povey 0409 295 259

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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only.