



29A Cleveland Bay Avenue, Eaton

New Price - Great Opportunity!

Tucked away in a quiet cul-de-sac alongside the Cleveland Bay Wetlands, 29A Cleveland Bay Avenue offers a flexible layout, generous outdoor space and plenty of potential for its next owner.

Built in 2012 and set on approximately 633m², the home features three bedrooms, two bathrooms and an additional generously sized room that offers plenty of options depending on your needs.

Large enough to be utilised as a fourth bedroom, this versatile space could equally work as a children's activity room, second TV room, playroom, home office or study. It does not have a built-in robe, giving buyers the flexibility to decide how the room works best for them.

At the heart of the home is the open-plan kitchen, dining and living area. The spacious kitchen offers a large breakfast bar, generous bench space and plenty of storage, creating a practical central hub for everyday living.

Sliding doors connect the living area to the covered alfresco, providing an easy extension of the indoor living space and a great spot for entertaining or relaxing.

The home offers ducted air conditioning for year-round comfort,

3 2 2

FOR SALE
Please Call

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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.

together with a wood fire for the cooler months and solar panels to assist with household energy costs.

Outside, the generous block provides room to enjoy the outdoors, along with side access, low-maintenance garden areas and a garden shed.

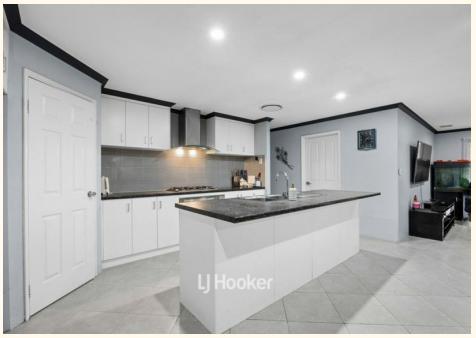
The property would benefit from some cosmetic updating, providing an opportunity for buyers to refresh the home over time, add their own style and make it their own.

Conveniently located close to Eaton Fair, schools, parks and everyday amenities, this is an opportunity for buyers looking for space, flexibility and potential at an attractive price point.

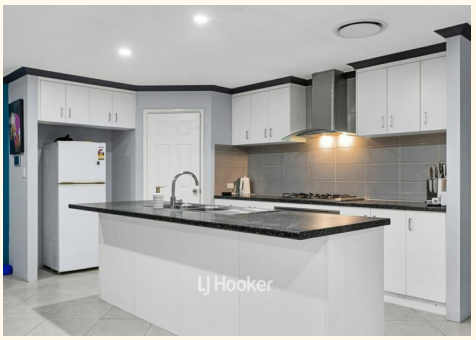
Features include:
Three bedrooms and two bathrooms
Large additional room suitable as a fourth bedroom, activity room, playroom, second TV room, home office or study
Built in 2012
Approximately 633m²
Spacious open-plan kitchen, dining and living
Kitchen with breakfast bar, generous bench space and storage
Covered alfresco
Ducted air conditioning
Wood fire
Solar panels
Double lock-up garage
Side access
Garden shed
Quiet cul-de-sac location
Cleveland Bay Wetlands nearby
Opportunity to cosmetically update and add your own style
Close to Eaton Fair, schools, parks and local amenities

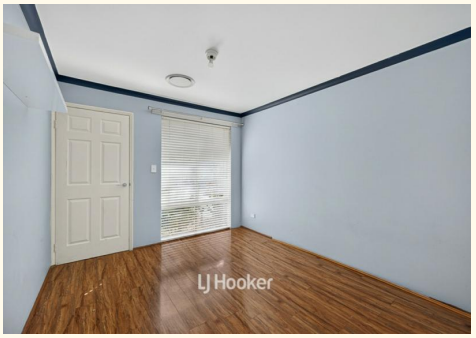
If you're looking for a home with space to work with and the flexibility to adapt the layout to suit your lifestyle, 29A Cleveland Bay Avenue is well worth an inspection. Close to Wetlands, Schools and Eaton Fair.

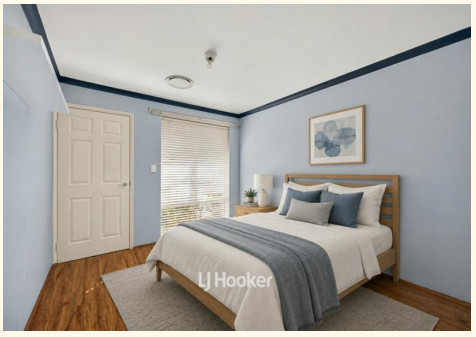
Contact Helen Povey today to arrange your viewing.
Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make 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)

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LJ Hooker

29A Cleveland Bay, Eaton, WA 6232



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

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