




3 Deakin Elbow, Eaton

## 3x2 Plus Theatre, Workshop & Side Access —The Complete Package!

Welcome to this delightful family home nestled in the serene suburb of Eaton. Perfectly positioned on Deakin Elbow, this residence offers a wonderful blend of comfort and convenience. Built in 2004, the house features three bedrooms and two bathrooms, making it an ideal choice for growing families or those seeking a cozy retreat.

The open-plan living areas provide a welcoming space for the family to gather, this space also has a handy study nook which adds extra functionality, while a separate theatre room provides flexibility ideal as a second living area or even a potential fourth bedroom. The kitchen is situated in the central part of the home, with updated appliances, it is perfectly suited for preparing family meals.

Eaton is a vibrant community known for its family-friendly atmosphere and excellent amenities. Just a short drive away, you'll find the Eaton Fair Shopping Centre, offering a great selection of shops and dining options. For families, the area boasts a range of educational facilities including Eaton Community College and Glen Huon Primary School. The nearby Collie River and parks provide plenty of opportunities for

3  2  2 

**FOR SALE**

Please Call

**AGENTS**

Rebecca Maskell

0437 085 992

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**AGENCY**

LJ Hooker Property South West WA

(08) 9791 6880

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.

 **LJ Hooker**

outdoor activities, ensuring there's always something to do on weekends.

With its convenient location and charming features, this home won't be on the market for long. Don't miss your chance to become part of this welcoming community. Act now to secure your future in one of Eaton's most sought-after neighbourhoods! Located in an ideal position close to primary school, high school, sporting facilities, shopping, and much more

Features include:

- Lovely 3x2 home with open living plus home theatre/study/4th Bedroom
- Central kitchen with updated appliances
- Split System air-conditioning to the living room
- New Flooring to living
- All bedrooms with Robes (master & 2nd bedroom WIR)
- Roller Shutters to master and theatre rooms
- Extensive patio area on 2 sides of the home 6x6m powered workshop with large side access
- Garden shed

Do not delay in a viewing of this property! Contact Rebecca Maskell on 0437 085 992 to arrange your private viewing today!

Disclaimer - The images used are from a previous marketing campaign and may not be entirely accurate. 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 DETAILS

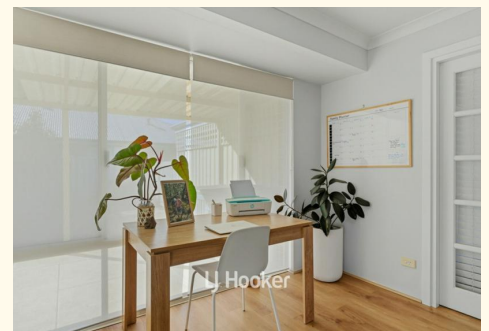
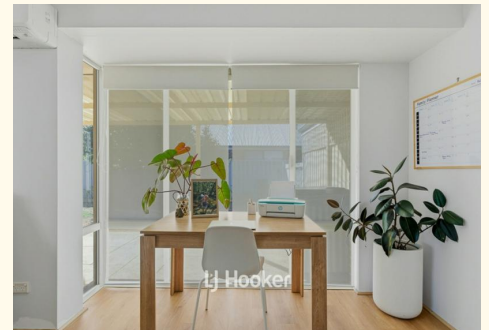
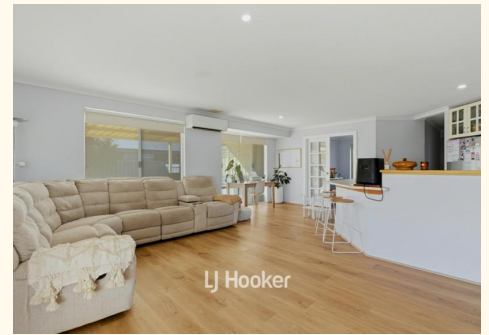
Property ID	1A16HND
Property Type	House
Land Area	689 m2
Including school	Located in an ideal position close to primary school
	high school
	sporting facilities
	shopping
	an

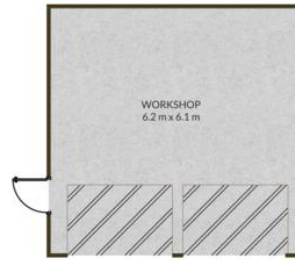
### Rebecca Maskell 0437 085 992

Sales Consultant â€“ Bunbury |  
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<p>REBECCA MASKELL 0417 097 647</p> <p> LJ Hooker</p>	<p>3 Deakin Elbow, eaton</p> <p>  3 BED              2 BATH              2 CAR         </p> <p>TOTAL: 220 m2</p>	<p><small>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.</small></p> <p> EVENTUALLY CREATIVE</p>
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