



## Eaton, 3 Sanford Way

Just move in

This Eaton home is vacant and ready to go, just move in.

Please register on Propps <https://prop.ps//lpv4ASbOCaP9>

This property offers a neat and tidy 3x1 home with rear access to a powered drive in shed.

Positioned well on a 917sm2 block, you could enclose the front yard also.

Large front lounge room

Formal dining / study / activity room off the lounge, multi function space

The kitchen has a modern vibe with dark cupboards and light bench tops, 900ml stainless steel, free standing, 5 burner gas cook top and electric oven with rangehood and tiled splash back to finish it off, large fridge recess and a dishwasher.

Extra living area off the kitchen

Large master bedroom with walk in robe

2 more good sized bedrooms both with built in. double door robes

bathroom has also been modernized with full wall tiles, stylish vanity, IXL tastic for winter and shower over bath.



**For Sale**

Offers Over \$569,000

**View**

[ljhooker.com.au/16DMHND](http://ljhooker.com.au/16DMHND)

**Contact**

**Rachel Ned MacLeod-Paterson**

0488 556 452

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**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.

The laundry is spacious with cupboards

Off the kitchen there is an enclosed patio for all year round family fun and split air-conditioning.

Ducted evaporative cooling for summer.

The back yard is spacious and has room for the kids and pets

The home is located near Eaton fair shopping centre

schools both primary and secondary

Sporting facilities, recreational centres all close by

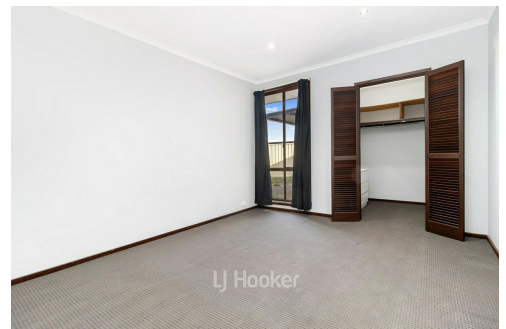
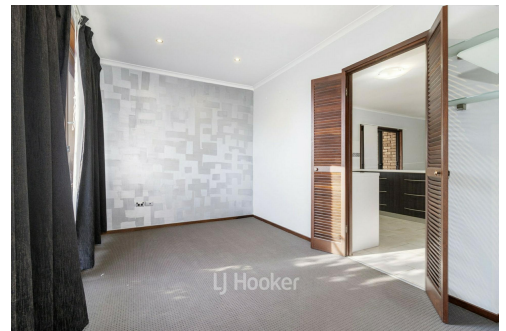
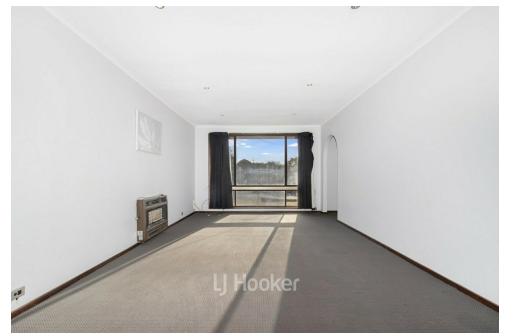
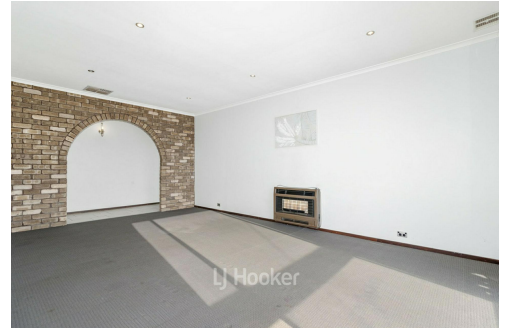
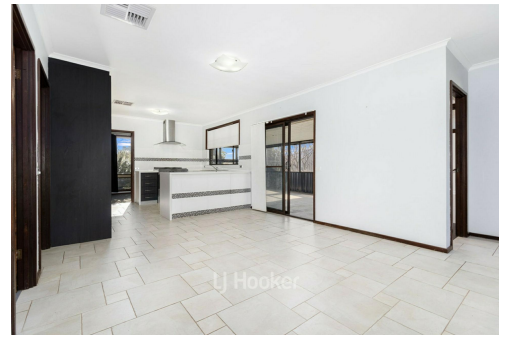
Register with Ned to view this property

## More About this Property

<b>Property ID</b>	16DMHND
<b>Property Type</b>	House
<b>House Size</b>	142 m <sup>2</sup>
<b>Land Area</b>	917 m <sup>2</sup>
<b>Including</b>	Toilets (1)

**Rachel Ned MacLeod-Paterson 0488 556 452**  
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3 SANFORD WAY, EATON WA 6232

OFFERED BY: RACHEL NED MACLEOD-PETERSON

0488 556 452

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FLOOR	FINISHED	
	M <sup>2</sup>	
FLOOR 1	215M <sup>2</sup>	
TOTAL	215M <sup>2</sup>	

\*\*PREPARED FOR THE EXCLUSIVE USE OF RACHEL MACLEOD-PATERSON, LJ HOOKER SOUTH WEST. MEASUREMENTS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY\*\*



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