

Eaton, 31 Polwarth Circuit

Beautifully Maintained One-Owner Home with Room to Grow

Welcome to this beautifully maintained, one-owner home, ideally located in the heart of Eaton. Set on a generous 686m² block in a quiet, tidy street, this well-designed 3 bedroom, 2 bathroom residence offers comfortable, practical living with plenty of space both inside and out. With a smart layout, open plan living, and stylish neutral tones throughout, it's perfectly suited to families, downsizers, or investors seeking quality and functionality.

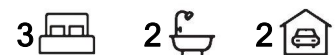
Offering multiple living zones, generous bedrooms, and a spacious backyard ideal for entertaining, this thoughtfully designed home blends functionality with relaxed, low-maintenance living.

Property Features:

- 3 bedrooms, 2 bathrooms



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

Offers Over \$675,000

View

By Appointment

Contact

Rebecca Maskell

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LJ Hooker Property South West WA
(08) 9791 6880

- Master suite with walk-in robe and ensuite
- Two double-sized minor bedrooms with built-in robes
- Third bedroom includes semi-ensuite access to the main bathroom
- Main bathroom with separate bath and shower
- Spacious open plan kitchen, dining and living area
- Formal front living area
- Kitchen featuring breakfast bench, large fridge recess, pantry, and ample storage
- Laundry with broom and linen cupboards, plus rear access
- Spacious backyard with alfresco and additional paved seating area
- Secure screen doors throughout for added peace of mind
- Gated access on both sides, with potential to add a large gate for full side access
- Double garage with internal access
- Garden shed for extra storage

Situated in a family-friendly pocket close to Eaton Fair Shopping Centre, local schools, parks, and the Collie River, this home combines peaceful suburban living with everyday convenience right at your doorstep.

For more information or to arrange your private viewing, please contact your exclusive agent, Rebecca Maskell.

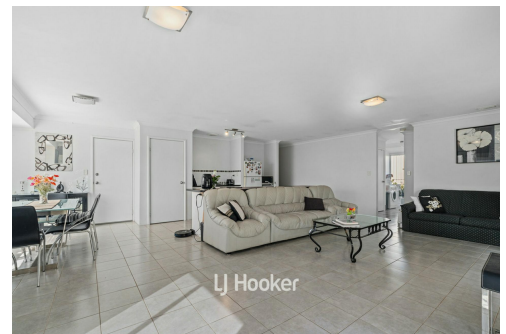
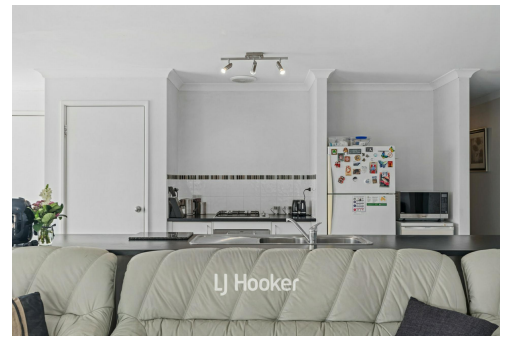
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More About this Property

Property ID	186SHND
Property Type	House
Land Area	686 m2

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<p>REBECCA MASKELL 0437 085 992</p> <p>LJ Hooker</p>	<p>31 POLWARTH CIRCUIT EATON</p> <p>3 BED 2 BATH 2 CAR</p> <p>TOTAL: 210 m2</p>	<p>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.</p> <p>EVENTUALLY CREATIVE</p>
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