

## Eaton, 32 Bradford Loop

Feels Like Home —4x2 Charmer in Eaton

Step inside this warm and welcoming 4 bedroom, 2 bathroom home in the heart of Eaton — where comfort meets character. From the moment you walk through the door, you'll feel the homely atmosphere that makes this property truly special.

With a practical layout designed for relaxed family living, each room offers a sense of space and comfort. The kitchen is the heart of the home, flowing into cosy living and dining areas that invite connection. The bedrooms are generous in size, with the master featuring its own private ensuite.

Outside, a spacious backyard offers plenty of room for kids, pets or pottering in the garden, while the undercover patio is ideal for Sunday barbecues or a quiet cuppa. Set on a good-sized block and located close to schools, shops and parks —this is a home that's been loved, and it shows.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/182UHND](http://ljhooker.com.au/182UHND)

**Contact**  
**Katie Ryan**  
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[katie.ryan@ljhsouthwest.com.au](mailto:katie.ryan@ljhsouthwest.com.au)



**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.

Situated on 700m2, features to this property include:

- 4 bedrooms, 2 bathrooms
- Master bedroom with reverse cycle split system, walk in robe and ensuite with corner shower
- Minor bedrooms with single door built in robes
- Functional kitchen overlooking the open plan living area with tiled flooring
- Theatre room to the front of the house
- Double carport with automatic garage door and shopper entrance to the kitchen
- Patio area for entertaining
- Drive through access
- Garden shed available in the carport area
- Beautifully presented gardens to the whole property
- Rental appraisal valued at \$650-\$670 per week

For more information, call or text Katie Ryan today on 0458 458 565 to book your private 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 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 About this Property

<b>Property ID</b>	182UHND
<b>Property Type</b>	House
<b>House Size</b>	146 m2
<b>Land Area</b>	700 m2
<b>Including</b>	Toilets (2)

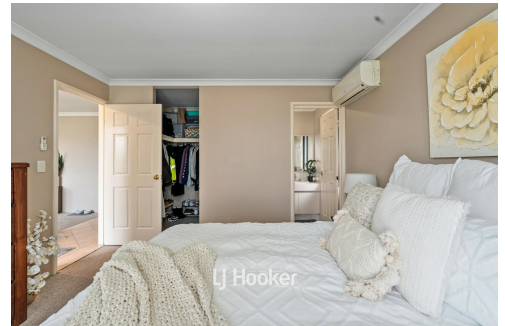
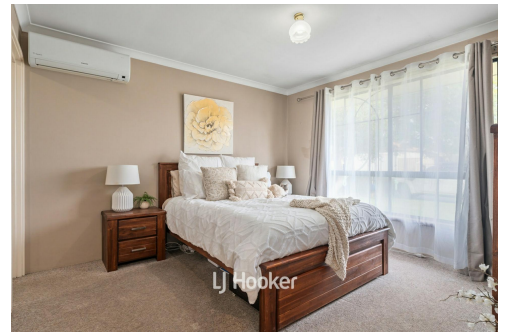
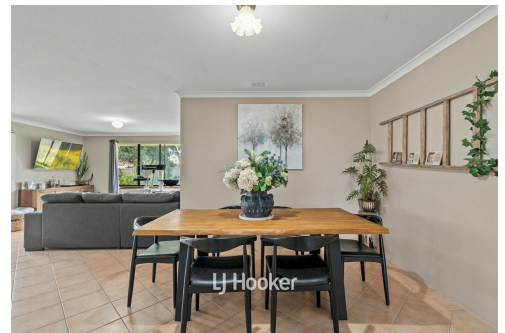
**Katie Ryan 0458 458 565**

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