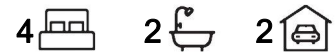


## Eaton, 4 Cowin Gardens

### Spacious Family Home with Prime Location



This functional 4 bedroom, 2 bathroom home offers the perfect blend of comfort, convenience, and lifestyle. Situated directly opposite the local football ovals, this property is ideal for those who love an active outdoor lifestyle while enjoying easy access to key amenities.

#### Key Features:

- 4 Generously Sized Bedrooms, Plenty of space for the whole family.
- 2 Modern Bathrooms, Convenient and stylish.
- Multiple Living Areas, Enjoy open plan living with ample room to entertain or relax.
- High Ceilings in the Living Room, Adds to the feeling of space and openness.
- Large Patio, Perfect for alfresco dining or simply enjoying the outdoors.
- Double Roller Door Carport, Secure parking with plenty of room for extra storage.
- Side Access, Ideal for additional vehicles, boats, or trailers.
- Leased Until 14/08/2025 at \$600 per Week, A great investment with guaranteed rental

**For Sale**  
Offers Over \$589,000

**View**  
[ljhooker.com.au/16RYHND](http://ljhooker.com.au/16RYHND)

**Contact**  
**Rachel Ned MacLeod-Paterson**  
0488 556 452  
[rachel.ned@ljhsouthwest.com.au](mailto:rachel.ned@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.

income.

Location, Location, Location!

- Opposite Local Football Ovals: A stone's throw away from outdoor sporting activities.
- Walking Distance to Eaton Fair Shopping Centre: Your daily conveniences are just moments away.
- Close to Eaton Recreation Centre: Enjoy fitness and recreation facilities nearby.
- Eaton Community College (Secondary School): Perfect for families with school-age children.

This home offers an unbeatable combination of space, convenience, and lifestyle. Whether you're looking for a family home or an investment opportunity, this property ticks all the boxes.

Call Ned to register your interest today

Register on Propps <https://prop.ps/l/bdnzdks1XT36>

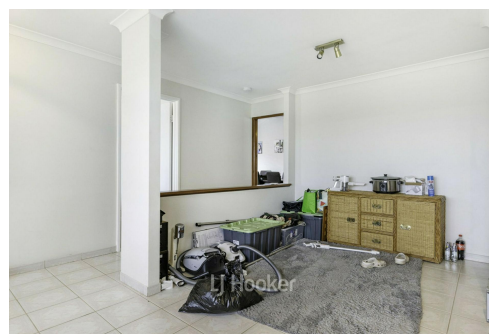
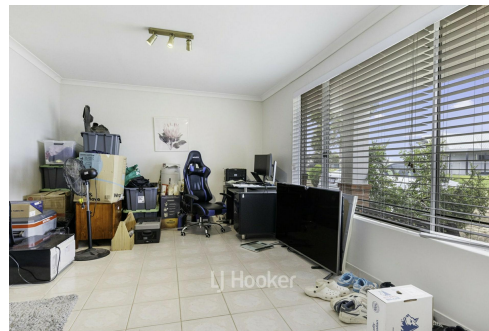
Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

<b>Property ID</b>	16RYHND
<b>Property Type</b>	House
<b>House Size</b>	163 m <sup>2</sup>
<b>Land Area</b>	786 m <sup>2</sup>
<b>Including</b>	Toilets (2)

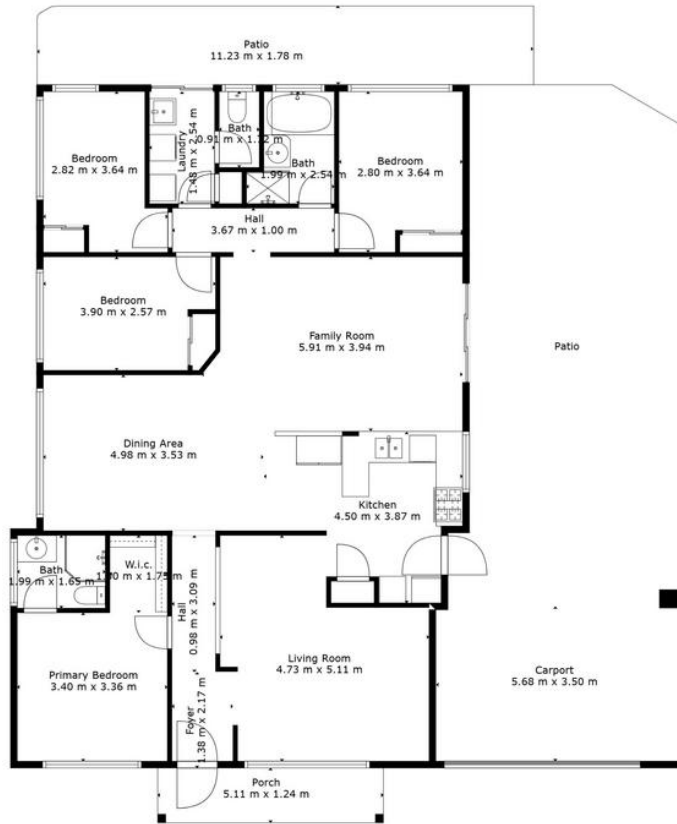
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FLOOR	FINISHED
	M <sup>2</sup>
FLOOR 1	144 M <sup>2</sup>
TOTAL	144 M <sup>2</sup>



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

4 COWIN GARDENS, EATON WA 6232

OFFERED BY: RACHEL NED MACLEOD-PETERSON

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