

4 Harlequin Gardens, Eaton




Modern Family Living with Exceptional Entertaining!

Freshly updated and beautifully presented, this spacious 4 bedroom, 2 bathroom home offers the perfect blend of comfort, style and functionality. A welcoming front lounge provides a separate space to relax, while the light-filled open-plan living and dining area forms the heart of the home and connects seamlessly with the modern kitchen. Featuring a stylishly renovated ensuite, vinyl plank flooring and contemporary downlighting throughout, the home has been thoughtfully refreshed and is ready for its next family to enjoy.

Designed for effortless indoor-outdoor living, the expansive gabled patio creates an outstanding entertaining space for gatherings large and small. The backyard offers plenty of room for children and pets to enjoy, complemented by neat lawns and gardens, while the shed with convenient side access provides excellent storage and workspace options. A lock-up double carport, freshly rendered fae, exposed aggregate driveway and attractive street appeal complete the package. Positioned in a quiet cul-de-sac close to schools, shopping facilities and everyday amenities, this is a fantastic opportunity to secure a move-in-ready family home in a convenient location.

FEATURES:

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.

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FOR SALE
From \$850,000

VIEW
Sat 11th Jul @ 10:00AM - 10:30AM

AGENTS
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Milan Kokir
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AGENCY
LJ Hooker Property South West WA
(08) 9791 6880

 **LJ Hooker**

- Freshly rendered fae
- New exposed aggregate driveway
- Modern kitchen with ample storage and bench space
- Front lounge room
- Spacious open-plan living and dining area
- Modern renovated ensuite
- Vinyl plank flooring throughout
- Downlights throughout
- Ducted evaporative air conditioning
- Ceiling fans to bedrooms
- Large gabled patio entertaining area
- Lock-up double carport
- Powered workshop with side access
- Neat low maintenance lawns and gardens
- Excellent street appeal
- Quiet cul-de-sac location
- 200m to Lofthouse Park*
- 450m to Eaton Primary School*
- 1.2km to Eaton Fair Shopping Centre*

Council Rates: \$2,682.96*

Water Rates: \$1,603.19*

- Approximate only

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

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 seller's 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	1AWJHND
Property Type	House
Land Area	759 m2

James O'Neill 0451 309 029

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