

47 Stanton Street, Eaton




## Unlock the Potential on a Generous 1,047m<sup>2</sup> in Eaton

This expansive 1,047m<sup>2</sup> block is waiting for a new owner to put their own stamp on it. Offering space and development potential, the property offers endless possibilities with a sought-after Eaton location and lifestyle. Whether you're dreaming of a workshop, pool, or future extension (STCA) it is an ideal choice for first-home buyers, downsizers, or savvy investors looking to enter a high-demand area.

Step inside the home to a light-filled living area with French doors opening to the front veranda and split system air-conditioning to keep you comfortable year-round. At the heart of the home, an open plan kitchen and dining area creates an inviting space for everyday living. With a practical layout and solid foundations, there's plenty of potential to renovate, refresh, or personalise to suit your style.

Offering two bedrooms plus a sleepout and a central bathroom, it will suit a family or offers scope for hobby rooms or study. A fully enclosed patio area invites you to unwind with your morning coffee or enjoy relaxed afternoons - rain, hail or shine.

Outdoors is where this property comes into its own with solar panels to help keep energy costs down, and two handy sheds providing extra

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**FOR SALE**  
Offers Over \$594,000

**VIEW**  
By Appointment

**AGENTS**  
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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.

 **LJ Hooker**

storage or workspace. An instant gas hot water system provides hot water whenever you need it.

Perfectly positioned in one of the South West's most convenient and family-friendly communities, you'll enjoy easy access to Eaton's key amenities, including the Eaton Fair Shopping Centre, local schools, parks, and the picturesque Collie River - ideal for weekend walks, kayaking, or family picnics. Just a short drive to the vibrant hub of Bunbury and you also have access to beaches, cafes, and entertainment.

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 DETAILS

Property ID	1A76HND
Property Type	House
Land Area	1047 m2

### Danny Germon 0418 670 014

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