



5 Calico Court, Eaton

## 1071sm2 block with 3x2 + powered workshop

Set on an elevated block in a cul-de-sac, this very tidy 3 bedroom, 2 bathroom home offers space with 2 separate living areas, security, semi enclosed sunroom, solar panels, and so much more.

The property features a large gabled patio with electric gate access, perfect for securely storing your caravan, boat or additional vehicles. A spacious powered workshop provides an ideal setup for tradies, hobbyists or extra storage with a wood heater, range hood and some shelving.

Well maintained throughout, the home's layout offers room for all the family without compromising on space, with multiple living areas inside and out

Features include:

- Neat and tidy 3x2 home
- Solar Panels to reduce the everyday costs of living
- Large 1,071m2 elevated block
- 12x8 powered workshop with wood fire, oven & rangehood
- Secure parking and excellent storage options with automatic electric gates to the backyard

3 2 2

### FOR SALE

Offers Over \$749,000

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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.



- Fishpond with koi
- Water tanks
- Reticulation to lawns and gardens
- Large semi enclosed patio with pull down blinds
- Teared back yard with your own mini orchard
- Established gardens with grape vines, passionfruit vines, orange trees & almond tree

This is a rare opportunity for buyers seeking convenience, privacy, and versatile outdoor space, all within just a 4 minute drive to Eaton Fair Shopping Centre.

Contact Team Ned today to arrange your viewing.

Please register in Propps prior to viewing:  
<https://prop.ps//hjEimGp1zU72>

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.

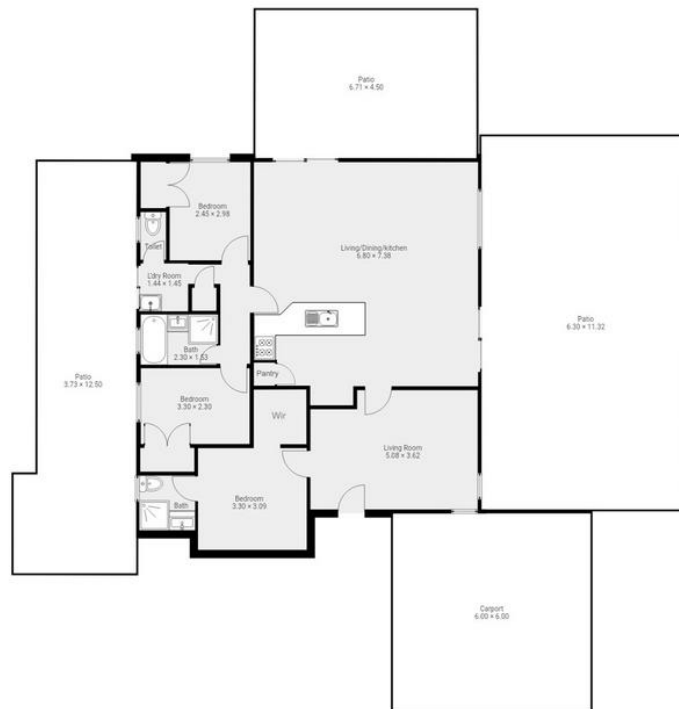
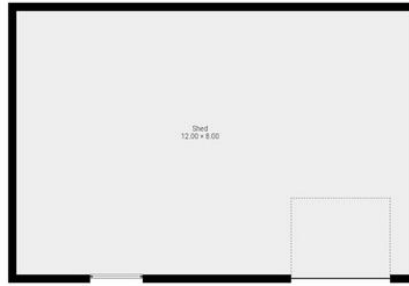
### MORE DETAILS

Property ID	19FBHND
Property Type	House
House Size	126 m2
Land Area	1071 m2
Including	Toilets (2)

**Rachel Ned MacLeod-Paterson 0488 556 452**  
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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only