53A Eagle Crescent, Eaton

A Gem across from a Peaceful Reserve Outlook

Positioned in a quiet street in the family-friendly suburb of Eaton, 53A Eagle Crescent offers comfortable, low-maintenance living with the added appeal of overlooking a leafy reserve in a prime location. Whether you're a first-home buyer, downsizer or investor, this inviting home presents an opportunity to enjoy a relaxed lifestyle in a convenient location.

Inside, the large sunken carpeted lounge provides a comfortable place to relax, complete with split-system air conditioning for year-round comfort. The practical kitchen offers a functional space for everyday cooking, while three carpeted bedrooms provide comfortable accommodation. The bathroom is well laid out with a generous vanity and plenty of storage, while the separate laundry incorporates a toilet and has room for both a washer and dryer.

Outside this property has a small garden shed at the rear and to the front, an easy-care grassed courtyard and small garden which overlooks the beautiful nature reserve.

Property Features
- Three carpeted bedrooms and one bathroom

3 1 1

FOR SALE
Offers Over $619,000

VIEW
Sat 31st Oct @ 1:00PM - 1:30PM

AGENTS
Steve Germon
0417 950 949
steve.germon@ljhsouthwest.com.au

Danny Germon
0418 670 014
danny.germon@ljhsouthwest.com.au

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.

LJ Hooker

- Sunken carpeted lounge with split-system air conditioning
- Practical kitchen/dining
- Updated Bathroom with generous vanity and storage
- Laundry with integrated toilet and space for a washer and dryer
- Easy-care reticulated lawn and garden
- Undercover parking for two vehicles
- Peaceful reserve outlook
- Quiet street near the river in a family-friendly location
- Front house and free from strata fees!

Enjoy a beautiful walk along the river from your front doorstep and the convenience of being close to local amenities. Eaton Fair Shopping Centre offers a range of supermarkets, specialty stores, cafés and everyday services Eaton Primary School is also nearby, with Eaton Bowling Club, Eaton Foreshore and nearby parks providing opportunities to get outdoors and enjoy the local surrounds.

With its peaceful outlook, practical layout and easy-care appeal, 53A Eagle Crescent is well worth your inspection!
and enjoy the local surrounds.

Disclaimer - The images used are from a previous marketing campaign and may not be entirely accurate. 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.

Please note: Virtual furniture has been used in selected images to demonstrate potential room layouts. These images are for visual guidance only and may not reflect the property's current presentation.

MORE DETAILS

Property ID	1BK7HND
Property Type	House
House Size	124 m2
Land Area	314 m2
Including	Air Conditioning Courtyard

Steve Germon 0417 950 949
Sales Consultant â€“ Bunbury | steve.germon@ljhsouthwest.com.au
Danny Germon 0418 670 014
Sales Consultant â€“ Bunbury |
danny.germon@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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