

6 Lavinia Place, Eaton




Comfort & Convenience in the Heart of Eaton!

Nestled in a convenient, family-friendly pocket of Eaton, this inviting home combines comfort, functionality and a practical floor plan just moments from schools, parks, Eaton Fair Shopping Centre and everyday amenities. Designed for easy living, it features two separate living areas, including a sunken front lounge and an open-plan kitchen and family room warmed by a cosy woodfire and complemented by a split system air conditioner. Three comfortable bedrooms are serviced by a semi-ensuite bathroom, while the main bedroom also includes a built-in robe.

Step outside to the semi-enclosed patio, providing a versatile space for year-round entertaining while overlooking the split-level grassed backyard. A large workshop with convenient side access through the carport offers excellent storage and workspace for tradies, hobbyists or those needing extra room for projects. Ideally located close to schools, parks and Eaton Fair Shopping Centre, this is a fantastic opportunity for first home buyers, downsizers or investors seeking a home in a convenient location.

FEATURES:

- Single carport with automatic roller door

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FOR SALE
From \$645,000

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

AGENTS
James O'Neill
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Milan Kokir
0403 597 101
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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.

 **LJ Hooker**

- Side access through the carport to a large workshop
- Two separate living areas
- Sunken front lounge
- Open-plan kitchen and family room
- Cosy woodfire in the family room
- Split system air conditioning servicing the kitchen and family room
- Three bedrooms
- Semi-ensuite bathroom
- Built-in robe to the main bedroom
- Semi-enclosed patio
- Split-level grassed backyard
- Solar hot water system
- 100 litre water tank*
- Quiet cul-de-sac location
- 100m to Lofthouse Park*
- 800m to Eaton Fair Shopping Centre*
- 900m to Eaton Primary School*

Council Rates: \$2,404.96*

Water Rates: \$1,546.27*

- 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	1AXDHND
Property Type	House
Land Area	750 m2

James O'Neill 0451 309 029

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