



## Eaton, 69 Pratt Road

Life at the Top of Eaton!

Perched proudly atop Pratt Road, this beautiful three-level masterpiece offers breathtaking views of the Collie River, the estuary beyond, and even glimpses of the ocean. With six bedrooms, two bathrooms, and three separate living areas, this home is designed for families who appreciate space, style, and serenity.

Step inside and be welcomed by the expansive lounge room, where floor-to-ceiling windows frame spectacular river views and lead out to a picturesque balcony-the perfect spot to unwind. At the heart of the home, the modern kitchen showcases a brand-new stone waterfall benchtop and sleek stainless steel appliances, making it an entertainer's dream. Just beyond, the spacious dining room-complete with a cosy wood fire and elegant white shutters-flows effortlessly to the outdoor entertaining area, ensuring the ideal setting for gatherings all year round.

Venture downstairs to discover a separate retreat featuring its own living space and



**Disclaimer:** 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.



**For Sale**  
Offers From \$929,000

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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

bedroom. Whether you envision a teenage hideaway, guest suite, or a lucrative Airbnb opportunity, this versatile space comes with private exterior access, offering both comfort and privacy for guests or extended family.

Upstairs, a recently renovated master retreat provides the ultimate sanctuary. Bathed in natural light, this luxurious space boasts its own private living area, balcony, and panoramic views that will leave you speechless-especially at sunset. The master suite features his-and-hers walk-in robes, a reverse cycle air conditioner, and a true sense of tranquility.

The four additional bedrooms all include built-in robes, while two stylish bathrooms-including a newly renovated main bathroom with a free-standing tub, sleek vanity, and white shutters-enhance everyday comfort.

The sheltered alfresco area, fitted with patio blinds, provides the perfect space for year-round entertaining. Below, a levelled space-previously home to a pool-offers endless potential to create your dream backyard oasis.

Set on a 1,012m<sup>2</sup> block\* with 280m<sup>2</sup> of living space\*, Additional Features include:

- Six spacious bedrooms with built-in robes
- Three separate living areas
- Two balconies with stunning views
- Split system reverse cycle air conditioning
- Wood fire for cosy winter nights
- Newly renovated bathroom with a free-standing tub & sleek vanity
- Large laundry with an additional bathroom
- 6x6m powered workshop\* at the rear
- Side access & a double garage
- Ample space for a boat, caravan & extra vehicles
- Zoned R30

Rates:

Water Rates: \$1,564.13\*

Shire Rates: \$3,139.00\*

This exceptional home offers unmatched space, style, and breathtaking views-and it won't last long!

Contact Exclusive Agent Danielle Green on 0456 976 483 today to arrange your private viewing.

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.



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## More About this Property

Property ID	17HWHND
Property Type	House
House Size	280 m2
Land Area	1012 m2

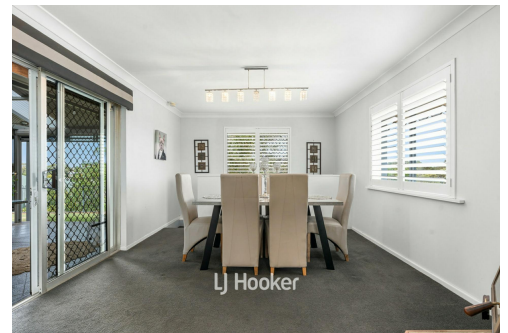
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