

## Eaton, 7 Lofthouse Avenue

Where Coastal Charm Meets Modern Comfort

Step inside this unique 4-bedroom, 1-bathroom gem in the heart of Eaton, and prepare to be captivated by its undeniable charm and character.

Lovingly and thoughtfully renovated by the current owners, this home brings a fresh take on relaxed living with a coastal-Mediterranean inspired design throughout.

At the heart of the home is the newly renovated kitchen —a stunning space featuring a statement archway that leads into a handy scullery. Complete with a dishwasher, electric oven, and gas cooktop, this kitchen is both stylish and practical.

Need a cozy night in? The separate theatre room offers the perfect retreat, featuring reverse-cycle air conditioning and a ceiling fan for year-round comfort.

The master bedroom includes a walk-in robe, ceiling fan, and semi-ensuite access —



**For Sale**  
Offers Over \$589,000

**View**  
[ljhooker.com.au/17NKHND](https://ljhooker.com.au/17NKHND)

**Contact**  
**Danielle Green**  
0456 976 483  
[danielle.grasso@ljhsouthwest.com.au](mailto:danielle.grasso@ljhsouthwest.com.au)



**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.

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

giving you a touch of luxury and privacy. Each of the four bedrooms is filled with natural light, making this home ideal for growing families or savvy investors.

Step outside and you'll find an entertainer's dream —a stylish alfresco area, perfect for summer barbecues or relaxing evenings with family and friends. The well-sized backyard offers plenty of space for kids or pets to play, and there's even a shed for extra storage or weekend projects.

Situated in a prime location close to local shops, schools, and transport options, this home offers both comfort and practicality, with everything you need just moments away.

Set on 759m<sup>2</sup>, additional features include:

- Large side access leading to a huge, powered workshop
- Open Plan Dining/Living
- Two reverse cycle split systems
- Many ceiling fans ensuring year-round comfort
- Council rates Approx \$2,431.00 Annually
- Water rates Approx \$1,564.13 Annually
- Rental Return is Approx \$620.00 - \$640.00 Per Week

Whether you're entertaining, relaxing, or looking for your next investment, 7 Lofthouse Avenue offers a warm, inviting atmosphere you'll love coming home to.

Don't miss out on this amazing opportunity Contact agent Danielle Green today for more information on 0456 976 483.

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 About this Property

<b>Property ID</b>	17NKHND
<b>Property Type</b>	House
<b>Land Area</b>	759 m <sup>2</sup>
<b>Including</b>	Toilets (1)

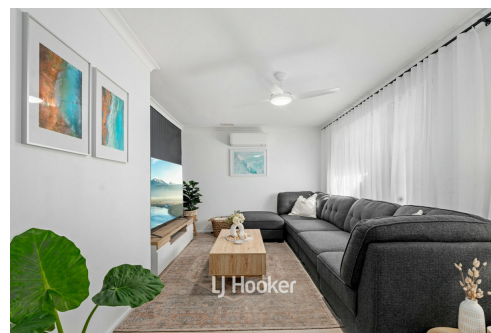
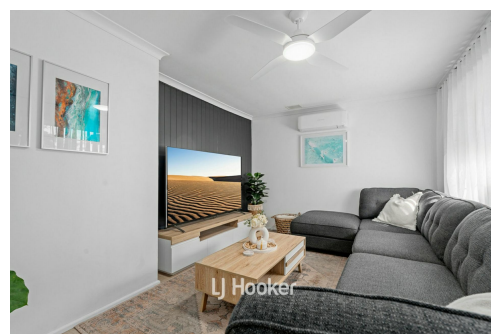
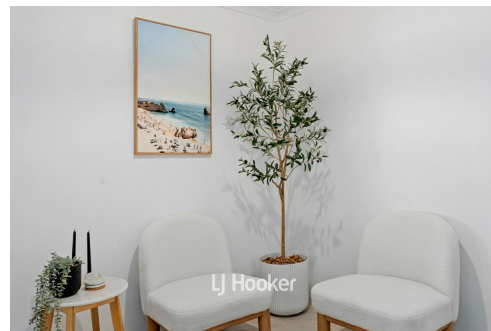
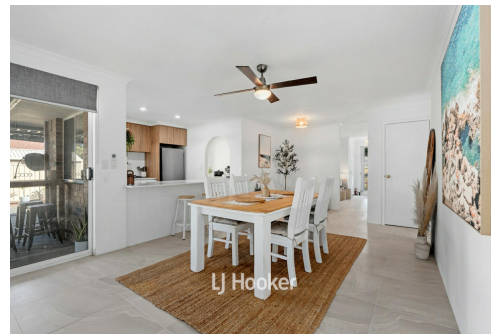
**Danielle Green 0456 976 483**

Sales Consultant | [danielle.grasso@ljhsouthwest.com.au](mailto:danielle.grasso@ljhsouthwest.com.au)

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

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



**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.

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