



LJ Hooker



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8 Hamilton Road, Eaton

Move-In Ready with Modern Appeal




This beautifully presented family home is the epitome of move-in ready, freshly updated with new paint and lighting throughout. Step inside to discover a bright and airy open-plan kitchen, living, and dining space, finished with stylish, low-maintenance vinyl plank flooring that adds warmth and practicality.

Designed for easy living and effortless entertaining, the home features convenient side access and a relaxed alfresco area, ideal for weekend barbecues or quiet moments outdoors.

Perfectly positioned near the scenic Collie River, local parks, quality schools, and Eaton Fair Shopping Centre, this home offers a seamless blend of modern comfort and everyday convenience, an ideal choice for families seeking both lifestyle and location.

Features:

- Private front yard with lawn and a classic brick boundary wall
- Secure double lock-up garage with internal access
- Bright open-plan kitchen, living, and dining area
- Separate theatre room for family movie nights or quiet relaxation
- Main bedroom with walk-in robe and private ensuite

4  2  2 

FOR SALE

Offers over \$699,000

AGENTS

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AGENCY

LJ Hooker Property South West WA

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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.



- Minor bedrooms all include built-in robes
- Freshly painted interiors with updated downlights
- Durable vinyl plank flooring throughout
- Recessed feature ceiling adding character to the living space
- Ducted reverse-cycle air conditioning for year-round comfort
- Side access for added convenience and versatility
- Covered alfresco area, ideal for outdoor dining or entertaining
- 400m to Eaton Foreshore*
- 1km to Eaton Primary School*
- 2km to Eaton Fair Shopping Centre*

Council Rates: \$2,567.13*

Water Rates: \$1,603.19*

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 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.

MORE DETAILS

Property ID	18UEHND
Property Type	House
Land Area	600 m2

James O'Neill 0451 309 029

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