



9 Falabella Crescent, Eaton

The Ultimate Eaton Family Home

Step inside this spacious 4x2 family home in the heart of Eaton, where generous open-plan living and practical design come together beautifully. The kitchen sits at the centre of the home, offering plenty of bench space, modern appliances, and a clear view across the main living and dining areas. Natural light fills the space through large windows, creating a warm and welcoming atmosphere from the moment you walk in.

Outside, this home truly shines for families and entertainers alike. A huge patio stretches the length of the house, providing year-round space for barbecues, gatherings, or simply relaxing outdoors. The backyard is secure and family-ready, with room for play equipment, pets, and backyard fun. With side access leading to a powered shed, there's ample room for storage, hobbies, or parking extra vehicles. Perfectly positioned close to Eaton Fair, schools, parks, and the river, this home offers convenience, comfort, and room to grow-everything you need for easy, enjoyable living.

FEATURES INCLUDE:

- 4 bedrooms with built in robes to minor bedrooms, walk in robe to main bedroom
- Front lounge room or study
- Open plan living, kitchen and dining

4 2 2

FOR SALE
From \$779,000

AGENTS

Katie Ryan
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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.



- Ducted air conditioning
- Gas bayonet in main living area for heating
- Split system air conditioning to master bedroom
- Retic to front and back lawn.
- Side access to good sized enclosed backyard
- Under cover patio - entertaining area
- Large shed
- Double lock up garage
- leased till 09/07/2026 at \$600 per week

Contact exclusive agent Katie Ryan today to arrange your private viewing and see for yourself why this property is the perfect place to call 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	19DSHND
Property Type	House
Land Area	700 m2
Including	Toilets (2)

Katie Ryan 0458 458 565

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