



Eaton, 98 Hamilton Road

Development Opportunity —Retain the Front Develop the Rear!

Discover the perfect blend of nostalgia and modern comfort in this delightful 1963 home, now enhanced with a second-story addition. Situated on a generous 1012m² block zoned R30, this property offers a rare opportunity to create your dream home or invest in a space filled with character and potential. Refreshed and revitalised with polished timber floors, new carpets, fresh internal paint, and new lighting, you can simply move in and enjoy the charm of this large residence.

Step into the spacious main living area, an inviting space perfect for family gatherings and entertaining. The dining area seamlessly flows from the retro-inspired kitchen, with a brand new stainless steel 900mm freestanding stove, the functional kitchen offers the perfect backdrop for your culinary creativity.

On the ground level, you'll find two generously sized bedrooms each with fresh window

4 1 3

For Sale
Offers Over \$599,000

View
By Appointment

Contact
Simon Bushell
0411 929 198
simon.bushell@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

treatments and polished timber floors that provide cosy retreats for rest and relaxation. The bathroom complete with an additional 2nd toilet complements the home's character with a single vanity and a separate shower catering to daily convenience. Upstairs, the second-story addition offers a spacious bedroom, perfect for privacy and tranquility, along with an extra versatile room that could serve as a makeup station/home office space.

The expansive yard is a highlight, featuring side access to the rear, an old asbestos shed, and ample concrete paving. A large lawned area adorned with established fruit trees beckons to be loved or redeveloped.

Located within walking distance of Eaton Fair Shopping Centre, this property provides easy access to a wide range of amenities, making daily life convenient and enjoyable.

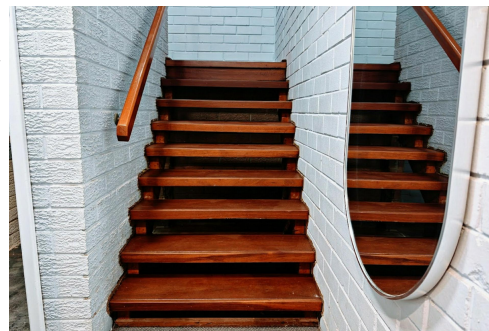
Available with vacant possession, move in straight away!

Council Rates: \$2,090.52

Water Rates: \$1,426.31

Don't miss your chance to own a piece of history with modern conveniences. Contact Simon Bushell on 0411 929 198 today to arrange a viewing and make this unique property yours!

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.



TOO NEW TO
photograph
PROFESSIONAL
IMAGES COMING SOON

 **LJ Hooker**

More About this Property

Property ID	17PPHND
Property Type	House
Land Area	1012 m ²
Including	Dishwasher Outdoor Entertaining

Simon Bushell 0411 929 198

Sales Consultant | simon.bushell@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

southwestwa.ljhooker.com.au | 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**