

## Eaton, 9B Eagle Crescent

MODERN & PRIVATE —EATON 3x2

Privately positioned at the rear, this low-maintenance 3-bedroom, 2-bathroom home offers comfort and convenience in a fantastic location. Just minutes from Eaton Foreshore, local playgrounds, Eaton Fair Shopping Centre, and Eaton Primary School, it's perfect for families or investors.

The open-plan living area flows into a well-equipped kitchen with ample storage, stainless steel oven, and gas cooktop. Step outside to a private courtyard with a garden shed and an undercover area—ideal for relaxed outdoor living.

With its quiet setting, practical layout, and unbeatable location, this home offers the easy lifestyle you've been looking for.

### FEATURES:

- Rear unit



**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**  
From \$549,000

**View**  
[ljhooker.com.au/185JHND](http://ljhooker.com.au/185JHND)

**Contact**  
**James O'Neill**  
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[james.oneill@ljhsouthwest.com.au](mailto:james.oneill@ljhsouthwest.com.au)

**Milan Kokir**  
0403 597 101  
[milan.kokir@ljhsouthwest.com.au](mailto:milan.kokir@ljhsouthwest.com.au)

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

- Open plan living
- Split system Air conditioning
- Ceiling fans to all bedrooms
- Built in robes to all bedrooms
- Low maintenance
- Alfresco area
- Tall double garage with shoppers entry
- Private additional car park
- Garden shed
- Approximately 350m to Eaton Foreshore\*
- Less than 1km to Eaton Primary School\*
- Approximately 1.5km to Eaton Fair\*

Council Rates: \$2214.32\*

Water Rates: \$1,511.03\*

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 About this Property

<b>Property ID</b>	185JHND
<b>Property Type</b>	House
<b>Land Area</b>	274 m2

### James O'Neill 0451 309 029

Sales Consultant | james.oneill@ljhsouthwest.com.au

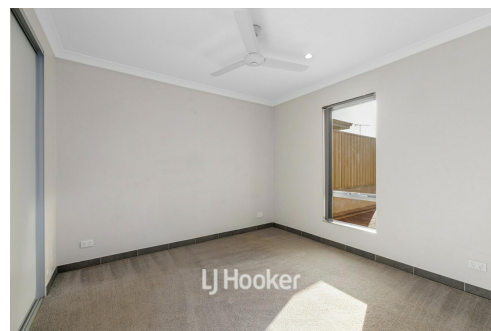
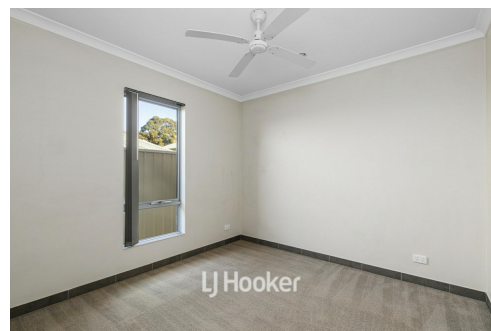
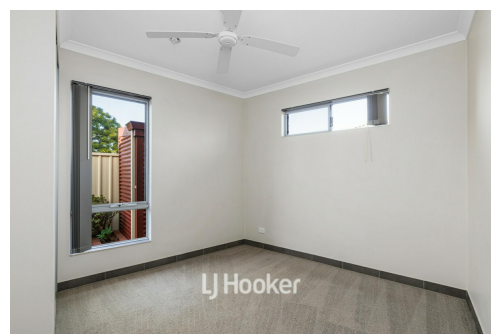
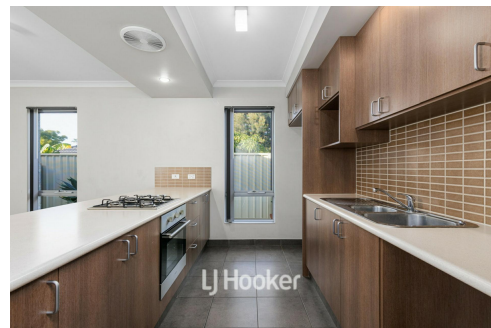
### Milan Kokir 0403 597 101

Associate to James O'Neill | milan.kokir@ljhsouthwest.com.au

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

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