



Eaton, 12B Foster Street

Investors delight Eaton

Neat 3x2 Unit in Eaton —Comfort and Convenience Await You!

This low-maintenance, lock-and-leave property in the heart of Eaton offers the perfect blend of comfort and practicality, providing a relaxed lifestyle just a short drive from Eaton Fair Shopping Centre and the picturesque Leschenault Inlet.

Ideal for investors, this 3-bedroom, 2-bathroom unit is currently tenanted until January 2026 at \$550 per week and is sure to impress!

Key Features:

- Spacious master bedroom with walk-in robe and ensuite
- Open plan living, dining, and kitchen areas perfect for modern living
- Well equipped, practical kitchen with plenty of cupboard space
- Living area with reverse cycle air conditioning for year-round comfort



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
Please Call

View
ljhooker.com.au/17AAHND

Contact
Rachel Ned MacLeod-Paterson
0488 556 452
rachel.ned@ljhsouthwest.com.au

LJ Hooker Property South West WA
(08) 9791 6880

- Two additional generously sized bedrooms, each with built-in robes
- Functional laundry with ample bench and cupboard space
- Main bathroom featuring a relaxing bath
- Double lock-up garage with convenient internal access
- Low care, easy to maintain gardens
- Located in a quiet and peaceful pocket of Eaton

Whether you're looking for your first home, a place to downsize, or an investment opportunity, this tidy unit is a must-see. Call Ned today to arrange a viewing!



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

Property ID	17AAHND
Property Type	Unit
Land Area	250 m2
Including	Ensuite Toilets (2)

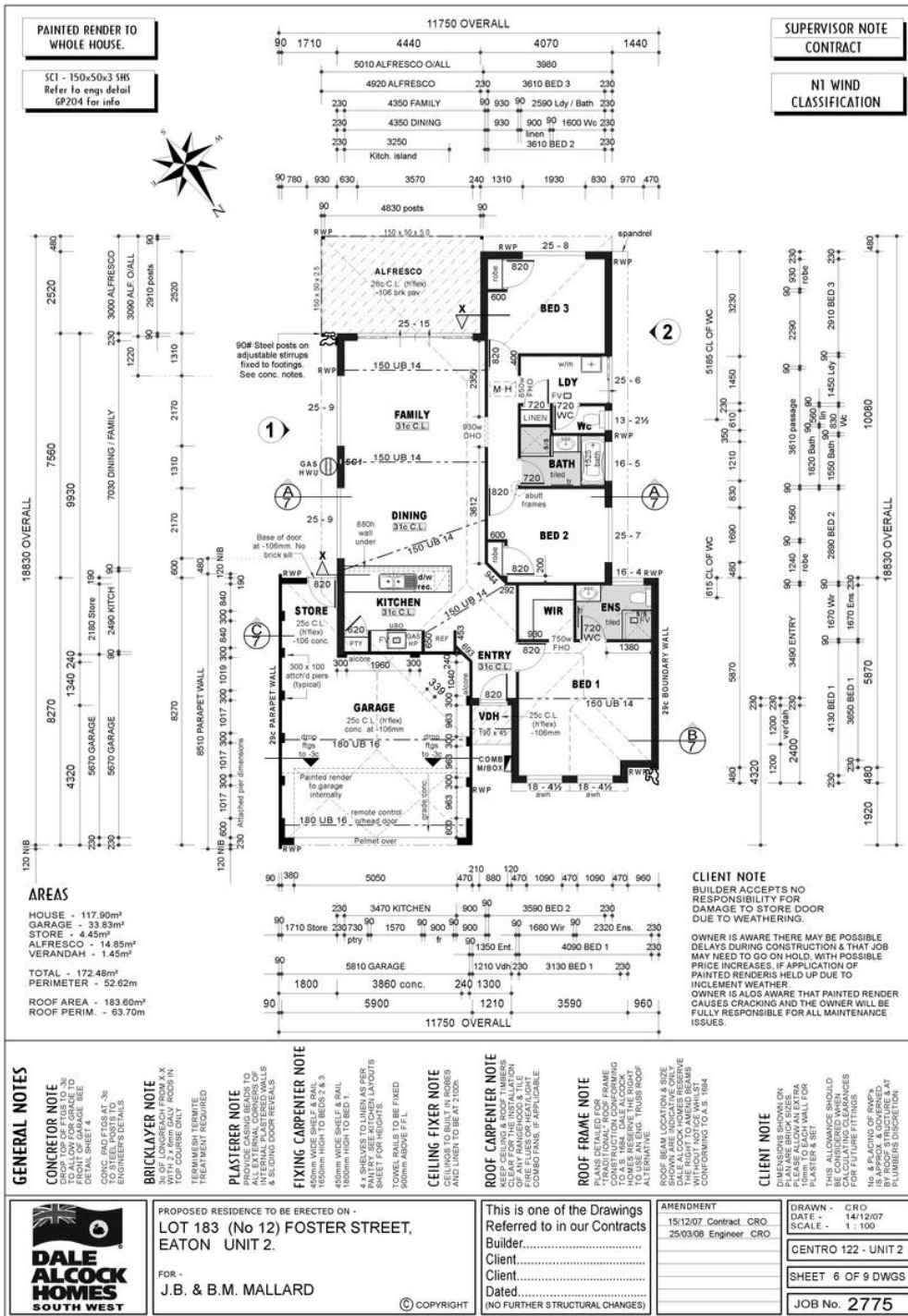
Rachel Ned MacLeod-Paterson 0488 556 452
Sales Consultant | rachel.ned@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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SUPERVISOR NOTE
CONTRACT

N1 WIND CLASSIFICATION

AREAS

HOUSE - 117.90m²
 GARAGE - 33.83m²
 STORE - 4.45m²
 ALFRESCO - 14.85m²
 VERANDAH - 1.45m²

TOTAL - 172.48m²
 PERIMETER - 52.62m

ROOF AREA - 183.60m²
 ROOF PERIM. - 63.70m

CLIENT NOTE

BUILDER ACCEPTS NO RESPONSIBILITY FOR DAMAGE TO STORE DOOR DUE TO WEATHERING.

OWNER IS AWARE THERE MAY BE POSSIBLE DELAYS DURING CONSTRUCTION & THAT JOB MAY NEED TO GO ON HOLD, WITH POSSIBLE PRICE INCREASES, IF APPLICATION OF PAINTED RENDERERS HELD UP DUE TO INCLEMENT WEATHER.

OWNER IS ALSO AWARE THAT PAINTED RENDER CAUSES CRACKING AND THE OWNER WILL BE FULLY RESPONSIBLE FOR ALL MAINTENANCE ISSUES.

GENERAL NOTES

CONCRETE NOTE
 3% OF LONGER DIMENSION TO ALLOW FOR SHRINKAGE TO BE PAINTED TO MATCH SURROUNDING DETAIL SHEET 4.

BRICKLAYER NOTE
 3% OF LONGER DIMENSION TO ALLOW FOR SHRINKAGE TO BE PAINTED TO MATCH SURROUNDING DETAIL SHEET 4.

PLASTERER NOTE
 PROVIDE CANALS TO BEAD OF INTERNAL PLASTERED WALLS & SILING DOOR REVEALS.

FIXING CARPENTER NOTE
 40mm WIDE SHELF & RAIL 190mm HIGH TO BEDS 2 & 3 180mm HIGH TO BED 1. PAINT TO MATCH SURROUNDING SHEET FOR HEIGHTS. TOWER RAILS TO BE FIXED 80mm ABOVE FFL.

CEILING FIXER NOTE
 CEILING TO BE PAINTED AND LINED TO BE AT 2.100M.

ROOF CARPENTER NOTE
 KEEP CEILING & ROOF TIMBERS CLEAN & FREE FROM OILY MATERIALS & ALL FIRE FLUES OR HEATLIGHTS TO BE INSTALLED IN CONJUNCTION WITH ROOF ALTERNATIVE.

ROOF FRAME NOTE
 TRADITIONAL ROOF FRAME TO BE USED UNLESS OTHERWISE SPECIFIED. HOMES RESERVE THE RIGHT TO USE AN ALTERNATIVE ROOF BEAM LOCATION & SIZE TO BE APPROVED BY DALE ALCOCK HOMES RESERVE THE RIGHT TO AMEND BEAMS TO BE APPROVED BY PLUMBERS DISCRETION CONFORMING TO A.S. 1864.

CLIENT NOTE
 DIMENSIONS SHOWN ON PAINTED RENDERERS HELD UP DUE TO INCLEMENT WEATHER. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN ORDERING MATERIALS FOR FUTURE FITTINGS. No. 8 PLACING OF R/WPS IS APPROX. & GOVERNED BY PLUMBERS DISCRETION.

DALE ALCOCK HOMES SOUTH WEST

PROPOSED RESIDENCE TO BE ERCTED ON -
 LOT 183 (No 12) FOSTER STREET,
 EATON UNIT 2.

FOR -
J.B. & B.M. MALLARD

AMENDMENT
 15/12/07 Contract. CRO
 25/03/08 Engineer. CRO

DRAWN - CRO
DATE - 14/12/07
SCALE - 1 : 100

CENTRO 122 - UNIT 2

SHEET 6 OF 9 DWGS

JOB No. 2775

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This is one of the Drawings Referred to in our Contracts
 Builder.....
 Client.....
 Client.....
 Dated.....
 (NO FURTHER STRUCTURAL CHANGES)



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