

**13 Aralia Place, Eaton, WA 6232**

**House For Sale**

Thursday, 7 December 2023



13 Aralia Place, Eaton, WA 6232

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 751 m2**

**Type: House**



Tim Cooper  
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**From \$620,000**

If you're looking for your perfect family home, look no further than 13 Aralia Place. Only a short drive to the Eaton Fair Shopping Centre and with many schools in the area, there is no better place to be. With 4 bedrooms, 2 bathrooms, a theatre room, study, bar and formal dining area, this home is designed for comfort and easy living. The backyard offers an excellent space for entertaining with a large patio area and underground swimming pool, perfect for the summer. Be quick to make this home yours! For more information or to arrange a private viewing call exclusive selling agent Tim Cooper today.

**FEATURES YOU'LL LOVE-**

- Well-presented front lawn and garden
- Great size master bedroom with ensuite and walk in robe
- 3 spacious secondary bedrooms
- Large open plan kitchen and dining area with air conditioning
- Formal dining area with bar
- Theatre room with air conditioning
- Study
- 2 bathrooms
- Outside patio area, perfect for entertaining, with well-manicured, low maintenance garden
- Outdoor underground swimming pool
- Powered shed/workshop with air conditioning
- Generous 751sqm block

**LOCATION FEATURES-**

- Eaton Fair Shopping Centre – approx. 4 min drive
- Eaton Recreation Centre – approx. 4 min drive
- Spudshed Australind – approx. 12 min drive
- Multiple schools in the area

Built: 1995  
Land size: 751sqm  
Land rates: \$2610.37 approx. P/YR  
Water & Sewerage rates: \$1525.99 approx. P/YR