

13 Sanford Way, Eaton, WA 6232

Sold House

Sunday, 13 August 2023



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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 811 m2

Type: House



Tim Cooper
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Contact agent

Situated on an elevated 811m² is this charming four-bedroom, one bathroom home in the family friendly suburb of Eaton. With multiple living areas, abundance of parking and outdoor entertaining this home is sure to impress! This stunning property has a unique layout and is a must see for anyone looking for something different. As you enter, you'll be greeted by an open floorplan that seamlessly blends the living, dining, and kitchen areas. With ample natural light and high ceilings, this creates a great, inviting space for the whole family. Additionally, the outside area is great for entertaining with an undercover patio, pool, and powered shed. The shed is equipped with reverse cycle air conditioning and vinyl flooring making it suitable for extra living space. Located within walking distance to local schools, parks, and shopping centers this home offers a convenient and comfortable lifestyle suitable to many buyers. For more information or to arrange a private viewing contact exclusive selling agent Tim Cooper today!

PROPERTY FEATURES Four-bedroom, one bathroom + study Front lounge with wood fireplace & balcony access Sunken lounge with study area & split system A/C Practical kitchen with plenty storage overlooking lounge Separate dining room Master bedroom with built in his & her robes Bathroom with shower & bath Two toilets Study/ games room High ceilings Ducted evaporative A/C Undercover patio Pool 8m x 5m approx. powered shed Separate driveway for caravan Double garage with attached carport Side access

LOCATION FEATURES Eaton Primary School - 1km Eaton Fair Shopping Centre - 1.3km Eaton Bowling Club - 1.4km Bunbury Farmers Market - 5km Bunbury CBD - 10 min drive approx. Built: 1980 Land size: 811m² Land rates: \$2478.51 approx. P/YR Water rates: \$1525.99 approx. P/YR WATER CORP 22-23