

2 Arabian Gardens, Eaton, WA 6232

House For Sale

Tuesday, 9 April 2024



2 Arabian Gardens, Eaton, WA 6232

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 746 m2

Type: House



Tim Cooper
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From \$530,000

*Also known as 6 Breton Way, Eaton*Introducing 2 Arabian Gardens - comfortable family living right in the heart of Eaton! Nestled on a large 746sqm corner block in a quiet cul-de-sac, this charming residence offers convenience at every turn, with parks, great schools, the Collie River, and the bustling Eaton Shopping Centre just moments away. Boasting a flexible floor plan, this home features 4 bedrooms, 2 bathrooms, and a versatile study/activity room, providing ample space for the whole family to thrive. Step inside to discover a welcoming interior accentuated by a tiled open-plan living area, comprising meals, family, kitchen, and games room - all seamlessly flowing together for effortless everyday living. The well-appointed kitchen, complete with generous storage and shopper's access from the double carport, is neat and tidy and caters to busy families. Entertain with ease on the large paved patio area, perfect for BBQs and relaxing. Additionally, the property features a spacious formal lounge room, a light-filled main bedroom with ensuite, side access to the backyard via gates, and a double carport with plenty of additional space for parking vehicles, a caravan, or a boat. Presenting an excellent opportunity for investors, first home buyers, and renovators alike you don't want to miss this one! Contact Exclusive Selling Agent Tim Cooper today to arrange your inspection!

PROPERTY FEATURES YOU'LL LOVE 4 bedrooms, 2 bathrooms, Study/activity room Double carport with additional parking space for vehicles, caravan, or boat Air-conditioned tiled open-plan living area comprising meals, family, kitchen, and games room Large, paved patio area for outdoor entertaining Well-appointed kitchen with ample storage and shopper's access Spacious formal lounge room Light-filled main bedroom with ensuite Side access to backyard through gates Situated on a generous 746sqm corner block Ideal for investors, first home buyers, and renovators seeking a family-friendly haven in a sought-after location

LOCATION FEATURES Glenhuon Primary School - 1.7km Eaton Community College - 4.0km Eaton Fair Shopping Centre - 4.7km Bunbury CBD - 13.7km Built: 1998 Land size: 746sqm Land rates: \$2338.96 approx. P/YR Water rates: \$1525.99 approx. P/YR