

**36 Diadem Street, Eaton, WA 6232**

**House For Sale**

Friday, 8 March 2024



36 Diadem Street, Eaton, WA 6232

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Tim Cooper  
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**From \$650,000**

Discover your dream home in Eaton! Presenting a fantastic opportunity and perfectly located opposite Eaton Primary School, this double storey family home beckons first home buyers, large or growing families and astute investors! With a remarkable offering of 6 bedrooms and 2 bathrooms, space is abundant, ensuring comfort and versatility for every member of your family. Step inside and be greeted by two expansive living spaces, neutral décor, quality carpets and a modern kitchen with wood flooring offering buyers a comfortable, contemporary family home with plenty of potential to further style it to make it your very own. Situated on a generous 911sqm block with a lush, leafy backyard, sizeable workshop and a great paved patio entertaining area, this property is ideal for hosting weekend barbecues or enjoying outdoor playtime with the kids! Do not miss this one! Contact Exclusive Selling Agent Tim Cooper today to arrange your viewing.

**FEATURES YOU'LL LOVE**

Neatly presented inside and out  
Elevated views from 2nd storey  
6 bedrooms, 2 bathrooms  
Modern kitchen with stainless steel appliances & fridge recess  
Spacious main living and dining area  
Large front lounge room with wood floors  
Neutral décor and carpets  
Air conditioned (ducted reverse cycle a/c plus 3 bedrooms with split system a/c)  
Large paved patio area for bbq's and entertaining  
Lovely leafy backyard with mature trees & plenty of grassed area  
Large powered workshop with roller door access  
Underground bore connected to reticulation  
Solar hot water with electric booster  
Solar panels  
Tandem carport plus drive through access to yard  
Located opposite Eaton Primary School  
Option to purchase the property furnished

**LOCATION FEATURES**

Eaton Primary School – 85m  
Eaton Fair Shopping Centre – 1.7km  
Eaton Community College – 2.1km  
Bunbury Farmers Market – 5.0km  
Built: 1972  
Land size: 911m<sup>2</sup>  
Land rates: \$2,161.65 approx. P/YR  
Water & sewerage rates: \$1,514.69 approx. P/YR