

39 Crampton Avenue, Eaton, WA 6232

House For Sale

Tuesday, 21 November 2023



39 Crampton Avenue, Eaton, WA 6232

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 825 m2

Type: House



Tim Cooper
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From \$535,000

Nestled in the heart of Eaton, 39 Crampton Avenue presents a fantastic opportunity for both investors and families seeking a quality property that ticks all the boxes! Jam packed with features and set on an expansive 825sqm block, you'll love the private and secure ambiance this home provides. Surrounded by quality fencing with entry via solar automatic gate, the maintained lawns cater perfectly for family activities. Inside, the home is stylishly presented with neutral décor and showcases 4 large bedrooms, 2 bathrooms including renovated ensuite, a large renovated kitchen with modern appliances, central open plan living area, spacious front lounge room plus great additional features including a generous outdoor entertaining area, outdoor spa, solar panels, eaves rain water tank, large 6m x 5m workshop and much more! You don't want to miss this one! For more information or to arrange a private viewing, contact Exclusive Selling Agent Tim Cooper today.

FEATURES YOU WILL LOVE 4 spacious bedrooms, 2 bathrooms Generous master suite with ceiling fan, large renovated ensuite and mirrored robes Light and bright interior with stylish, neutral décor Renovated kitchen with dishwasher and ample storage/bench space Spacious open-plan living area with split system air conditioning Large front lounge room with split system air conditioning Private and secure with entry via solar automatic gate and quality fencing Large grassed yard ideal for family activities Single carport with room for additional parking Powered 6m x 5m workshop approx. plus garden shed Wood fire Large outdoor entertaining area with spa Solar panels Eaves water tank

LOCATION FEATURE Eaton Fair Shopping Centre – approx. 3min drive Glen Huon Primary & Eaton Primary School catchment Sanctuary Golf Resort approx. 4 min drive Eaton Foreshore & Eaton Bowling Club approx. 3 min drive

Built: 1987 **Land size:** 825sqm **Land rates:** \$2161.65 approx. P/YR **Water & sewerage rates:** \$1514.69 approx. P/YR **Zoned:** R10/R20