

**47 Crampton Avenue, Eaton, WA 6232**



**Sold House**

Tuesday, 13 February 2024

47 Crampton Avenue, Eaton, WA 6232

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 757 m2**

**Type: House**



Simon Bushell

0411929198

**\$450,000**

Welcome to 47 Crampton Avenue in Eaton! This 3-bedroom, 1-bathroom brick and tile house offers a perfect option for an investor or first home buyer. With a spacious lounge room, a bonus games room, and a detached workshop, this property has everything you need to live, work, and play under one roof.

**Key Features:**

- 3 Bedrooms:** Each bedroom boasts ample space and natural light, with remote controlled ceiling fans.
- 1 Bathroom:** A well-appointed bathroom with shower recess, bath and single vanity.
- Lounge Room:** Spacious and separate from the main living area, featuring a slow combustion fireplace and split system air-conditioner.
- Games Room:** The bonus games room is a versatile space that can be tailored to your specific needs - whether it's a home office, playroom, or entertainment hub.
- Detached Workshop:** Calling all hobbyists and DIY enthusiasts! The detached workshop provides the perfect space to unleash your creativity and tackle your projects.
- Spacious Kitchen:** The well-equipped kitchen features modern appliances, ample counter space, and overhead storage, making meal preparation a breeze.
- Location:** This home is ideally located in a family-friendly neighbourhood, close to schools, parks, shopping, and major transportation routes, ensuring that everything you need is just a short walk or drive away.

Currently rented for \$480/week on a periodic basis. Don't miss the opportunity to make this house your forever home. Schedule a viewing today with Simon Bushell - 0411 929 198