

**50 Eagle Crescent, Eaton, WA 6232**



**House For Sale**

Friday, 10 November 2023

50 Eagle Crescent, Eaton, WA 6232

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1012 m2**

**Type: House**



Rachel Ned MacLeod Paterson

0488556452

## Offers Over \$549,000

Positioned at the peak of Eaton, close to the Eaton Bowling club, Collie River, Schools and Eaton Fair Shopping Centre is this large home. Situated on a spacious 1012 sm<sup>2</sup> block this home features spacious gardens both in the front and back. The front has a 1 bedroom Granny flat Air BNB approved including a bathroom, living / sleeping, split reverse cycle air-conditioner and a decked gazebo to relax and enjoy the sea breeze in the afternoon. The home features 4 bedrooms, 2 bathrooms with a unique floor plan. The front room can be used as a home office with it's own access door. There is a well appointed central kitchen that includes a fridge & microwave recess, plenty of cupboard and draw storage, a middle island bench allowing plenty of prep space and a 900ml Smeg, stainless steel, freestanding oven/cooktop with Rangehood and stainless steel splash back. Out the back there is a humongous entertaining area that has been enclosed and insulated and has a wood fire. There is a 10x 6 lock up shed at the front of house with double electric roller doors to double as a garage, the shed also has 3 phase power, perfect for the tradesman and mechanics. Also included is a 6.8kw solar panel system to help reduce the everyday cost of living. The home has fully ducted, reverse cycle air-conditioning. The master bedroom has a walk in robe which leads to an ensuite, there is also a parents retreat for your own peace and quite. Bedroom 2 has full wall built in robes and view to the gardens and room for a king size bed. Up stairs is a large games / family room with views of the water it can be utilized as another bedroom. Out the front the home there are multiple fruit trees and an enclosed yard. Take leisurely strolls along the nearby Collie River and enjoy the beauty of the natural surroundings. This is a unique home with a lot of potential, be quick and enquire today! Contact Ned today for an Inspection.