

**7 Belvedere Crescent, Eaton, WA 6232**



**House For Sale**

Thursday, 4 January 2024

7 Belvedere Crescent, Eaton, WA 6232

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 850 m2**

**Type: House**



Angela Murphy

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## Offers Over \$575,000.

LOCATION – LOCATION – LOCATION! TOO FRESH TO PHOTOGRAPH! HUGE POWERED SHED WITH PLUG POINTS FOR AFRICA.....Minutes\* from the Collie River, Eaton Reserve and Eaton Foreshore. On bus route. A hop and skip\* to Eaton Fair, walking\* distance to Eaton Junior School or perhaps a game of Golf at the Sanctuary Golf Course. What more could you ask for? A compact family home Split level 3 bedroom, 2 bathroom home with open plan living including lounge, dining and family room opening onto rear deck. 2 car garage and powered shed together with a separate smaller shed under the main house – which the owners used as their "go cart shed". Features: -Three bedrooms (with possible fourth bedroom currently being used downstairs) -Two bathrooms both with underfloor heating-Split air-conditioning and a wood fire to living area-Large rear deck with views over Eaton-Enviro - 250 Litre Hot Water Unit installed in August 2023-Two outdoor living spaces-Block Size: 850 square metres\*The seller has also had various large trees/vegetation removed recently (costing \$3,300) allowing a great blank canvas for the new buyer to add their touch of magic and to watch the lawn grow.....! This property has served as an excellent rental and as a safe family home. Shire of Dardanup Rates: \$2 102.54 pa\*Water Rates: \$1,360.00pa\*For further information or to arrange a viewing, please contact Angela Murphy 0438 310 315 [angela.murphy@elders.com.au](mailto:angela.murphy@elders.com.au) Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.