

9 Cleveland Bay Avenue, Eaton, WA 6232

House For Sale

Monday, 6 November 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 700 m2

Type: House



Tim Cooper
0897800555

From \$525,000

This property offers a fantastic opportunity for the growing family or investor looking for a neatly presented and spacious home in a family friendly area. The flexible layout, modern amenities and great location opposite the reserve make this property stand out from the rest. Offering comfort and space plus a great list of features including two spacious living areas, freshly painted throughout, secure side access, solar panels, a big backyard and a shed, this 4 bedroom, 2 bathroom home is a true gem that you won't want to miss! Situated in the friendly suburb of Eaton, you'll find schools, parks and shopping just moments away, this property offers an ideal family lifestyle with everything you need at your doorstep! For more information or to arrange a private viewing, contact Exclusive Selling Agent Tim Cooper today.

FEATURES INCLUDE-

- 4 bedrooms offer plenty of space for your family and guests
- 2 bathrooms, including a spacious main bathroom with neutral décor and large vanity
- Lovely spacious kitchen complete with stainless steel appliances, dishwasher & breakfast bar
- Central family and dining area with air con and ceiling fan
- Front lounge area provides a second spacious living area for your family to relax and unwind
- Spacious master bedroom features neutral ensuite, ceiling fan and air con
- Freshly painted throughout
- Lovely wood look flooring to front living area and bedrooms
- Double garage with roller door access to the yard for convenience & storage
- Enjoy the large outdoor entertaining/patio area, perfect for summer bbq's
- Enjoy energy efficiency with the included solar panels
- Large leafy backyard with a good-sized shed
- Gated side access through to yard
- Situated opposite a reserve, offering a peaceful outlook
- Good size 700sqm block

LOCATION FEATURES-

- Eaton Fair Shopping Centre & Recreation Centre – approx. 5 min drive
- Collie River – approx. 5 min drive to reserve
- Spudshed – approx. 10 min

Built: 2002
Land size: 700sqm
Land rates: \$2398.05 approx. P/YR
Water rates: \$1525.99 approx. P/YR
Zoned: Residential