

**30 Evolution Loop, Eaton, WA, 6232**



**House For Sale**

Friday, 16 August 2024

30 Evolution Loop, Eaton, WA, 6232

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**



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## A Stylish and Convenient Low Maintenance Home

Built in 2021: Enjoy the benefits of this near new modern home with a contemporary design and modern amenities. Perfect for a range of buyers, from first-time homebuyers to seasoned investors, professionals, or those looking to downsize without joining a retirement village.

Some of the property attributes are;

- Master Bedroom: Generous in size with built-in robes for added comfort and storage.
- Ensuite Bathroom: Embrace the oversized shower rose for an enjoyable full coverage shower for anyone small but designed for those who are tall. And added skylight to enhance natural light.
- Minor Bedroom: Generous in size with built-in robes for added comfort and storage.
- Second Bathroom: Equipped with a bath for relaxation with an added skylight to enhance natural light.
- European Style Laundry: Streamlined and efficient.
- Ducted Reverse Cycle Zoned Air Conditioning: Maintain the perfect temperature year-round.
- High Ceilings: Enhances the sense of space.
- Single Garage: With extra height of 28c \*
- Additional Features: Extra power points, Ethernet & TV points. Fridge recess area fully plumbed in for smart fridges.
- Outdoor Maintenance: Easy-care lawns with artificial turf to the front.
- Economic Features: Equipped with approx. 32 solar panels being 6kw of Solar Generated Energy\*

Nearby Amenities:

- Glen Huon Primary School: 950m\*
- Glen Huon Early Learning Childcare: 950m\*
- Illawarra Park: 1.0km\*
- Eaton Community College: 1.7km\*
- Eaton Fair Shopping Center: 2.3km\*

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