

**43 Pratt Road, Eaton, WA, 6232**

**House For Sale**

Thursday, 10 October 2024



43 Pratt Road, Eaton, WA, 6232

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adrian Triplett  
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## Spacious Riverside Retreat

Discover a unique opportunity to own a stunning home that combines thoughtful design with spectacular views of the Collie River and lush park reserve. This spacious property offers comfort, convenience, and endless potential.

### Property Features:-

**Master Suite:** A luxurious retreat with a balcony offering peaceful views of the river and parklands. The master ensuite boasts a double vanity, large spa bath, and a private powder room with a separate toilet.

### Additional Bedrooms:

**Bedroom 3 & 2:** Large rooms with built-in robes.

**Bedroom 4:** Spacious room without a robe.

**Bedroom 5:** A great-sized room that could also function as a study.

**Double Remote-Controlled Garage:** Large enough to fit a large 4WD and a medium-sized car, with extra storage space in this underground setup.

**Cathedral Ceilings & Natural Light:** Expansive cathedral ceilings with large windows flood the main living area with natural light. Sliding doors lead out onto the main balcony with uninterrupted views of the Collie River and park reserve.

**Open-Plan Living:** The dining and lounge areas seamlessly connect to a well-positioned kitchen, perfect for entertaining while enjoying the stunning view. The jarrah kitchen features a built-in dishwasher

**Theatre Room:** Off the main living area, a dedicated theatre room with plush red carpet provides the perfect place to unwind.

**Activity Room:** Situated near the rear of the home, this additional space offers versatility, ideal for a playroom or casual living area before stepping out into the enclosed pergola.

### Outdoor Entertaining:

**Enclosed Pergola:** This enclosed space features a pitched roof, windows, insulation, and a fan, perfect for year-round gatherings. It includes a stainless steel bar with built-in fridges, a new compressor, and functional taps for the ultimate entertaining setup.

**Gabled Patio & Shed:** The expansive gabled patio extends from the shed, which is powered with 15-amp connectivity and accessible via a single door.

### Additional Features:

Sand-finished rendered walls throughout the interior.

Large laundry with ample storage, bench space, and external access.

Solar panels, storage hot water system, bore, and reverse cycle air conditioning with a twin eco-fan system for energy efficiency.

Tin roof, underground garage access from the main living area, and a retaining garden with stairs behind the shed.

This home is an entertainer's dream with the practicality of a large family residence, offering flexibility and character. With the serene backdrop of the river and parklands, this property is an incredible opportunity to create your dream

riverside retreat.

Call Adrian Triplett on 0419 971 888 today.

Disclaimer – Please note that while we have taken great care in creating this advertisement and estimating expenses, all information from the seller and seller's agent is given in good faith. We recommend that potential buyers conduct their own research to verify all relevant details. The images are for illustrative purposes only.