

5 Crampton Avenue, Eaton, WA, 6232

House For Sale

Wednesday, 25 September 2024



5 Crampton Avenue, Eaton, WA, 6232

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Tim Cooper
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THE PERFECT INVESTMENT OR FIRST HOME

Great location, spacious block and plenty of potential – just a few favourable features about this neat and tidy three-bedroom home in Eaton. Boasting a front lounge room, dining area, spacious kitchen as well as an impressive rear enclosed patio and spacious backyard, this home has so much potential and will not last long.

For more information or to arrange a private viewing, call exclusive selling agent Tim Cooper today!

PROPERTY FEATURES YOU'LL LOVE

Drivethrough single lock up garage
Open plan kitchen, dining & living area
Spacious kitchen with ample bench & cupboard space
Front living room with cozy woodfire place
Three bedrooms, master bedroom features built in robe
Main bathroom with vanity, separate shower & bath
Large outdoor entertaining area overlooking lawns & firepit
6x6 Shed powered & lights

LOCATION FEATURES NEARBY

Eaton Fair Shopping Centre – 1.3 km approx.
Eaton Primary School – 750 m approx.
Eaton Community College – 1.9km approx.
Bunbury Farmers Market – 4.8km
Bunbury CBD – 8.7 km approx

Built: 1980

Land size: 809m²

Land rates: \$2307.50 approx. P/YR

Water rates: \$1564.13 approx. P/YR

* Rental appraisal: After careful consideration of the current rental market, we believe that the above property could attain a rental return of \$530-\$580 per week. Please note this is not a sworn evaluation and the price is subject to change with market conditions and rental demand at the time of marketing