

# Lot 188 Guernsey St., Eaton, WA 6232



## House For Sale

Wednesday, 12 June 2024

Lot 188 Guernsey St., Eaton, WA 6232

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 413 m2

Type: House



Chris Hedley  
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**\$648,400**

Experience the best of Eaton in Parkridge estate! This house and land package offers a convenient location in a thriving community. Don't miss out – secure your dream home today! LOCATION FEATURES- 5 mins to Eaton Fair Shopping Centre, home to Coles, Kmart and a range of specialty stores and eateries- Within 5 mins of Eaton Community College and Glen Huon Primary School- 4 mins to Treendale Shopping Centre and Treendale Farm Hotel- Nature walks around the Collie River and fishing locations- 15 mins to the Bunbury CBD- 20 mins to the popular wineries and restaurants of the Ferguson Valley Picture yourself in a brand new Dale Alcock home? Come feel the difference in person at one of our many display homes, conveniently located within the Perth Metro and South West. WHAT'S INCLUDED?- BONUS floor coverings- BONUS 30c high ceilings throughout\*- Choice of elevation - Daikin ducted reverse cycle air-conditioning with MyAir smart system controller- Deluxe kitchen specification - incl. double bowl undermount sink, overhead kitchen cupboards with integrated rangehood and 1000mm wide island bench- COLORBOND® steel roof, garage door, fascia, downpipes and gutters in designer colours- 900mm stainless steel kitchen appliances- Choice of premium mixers to kitchen, bathrooms and laundry- LED lighting throughout- A kitchen locally designed and built by The Maker Designer Kitchens- Built by qualified and experienced tradespeople- Access to all the design choices and inspiration of our showroom, Home Collective- Peace of mind & security of building with the ABN group - owned and managed by Dale Alcock- 12-month service warranty and 25-year structural guarantee!- Plus heaps more...A house and land package at this price represents huge value for whoever is clever enough to snap it up, so if you think that might be you then enquire today! Not only do I have this great package, but I can also help with a great broker, Resolve Finance. Resolve are ABN Group's award winning, in-house brokerage and I would love to put you in contact with one of our brokers.\*\*\*DISCLAIMER\*\*\*Full retail price \$648,400. Terms & conditions apply. High ceiling throughout the entire home at 30c. Garage at 27c. © The Copyright of this design is the sole property of Dale Alcock Homes and there is no implied licence for its use for any purpose. Dale Alcock Homes is not the owner of the land. Dale Alcock Homes has permission from the owner of the land to advertise the land. The land price does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Block and building dimensions may vary from the illustration. Prices specified may vary and be subject to change once all site works plans are completed and the current market value of the land and other relevant costs are taken into consideration and Dale Alcock Homes and the owner of the land reserve the right to alter the home, land and site work prices. The information and pricing is correct at time of publication. The elevation and imagery are for illustrative purposes only and the elevation is not included in the price of the building (unless specified). The illustrations will depict features not included as standard features for this building or not supplied by Dale Alcock Homes including but not limited to elevation features, landscaping features such as planter boxes, turf, letterbox, outdoor areas, retaining walls, water features, pergolas, screens, gates, fences, paving, decking, feature lighting, BBQs and outdoor kitchens. At the time of printing/publishing [07/06/24] the price was correct and the land was still available for sale. Any distances referenced have been calculated via Google Maps, and are provided as a guide only. Dale Alcock Homes BC 5409.