

Sold



## UNIQUE DUAL DWELLING/STUDIO OPPORTUNITY IN POPULAR EATON!

A rare find in a sought-after location, this 4 bedroom, 2 bathroom home sits on a generous 675m<sup>2</sup> block and comes with an added bonus—a council-approved, freestanding two-room studio with plumbing and air conditioning! Perfect for a home business, creative space, or future granny flat conversion, this versatile addition sets this property apart.

The main home is well-presented and maintained, featuring:

- A spacious master bedroom with a walk-in robe and split-system air conditioning
- Bedroom two also equipped with a split-system AC for year-round comfort while bedrooms three and four are also a good size
- Separate lounge to the front of the home, plus an open-plan dining and kitchen area with air conditioning
- Modern kitchen, designed for both style and functionality
- Huge patio, perfect for outdoor entertaining

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Price	SOLD
Property Type	Residential
Property ID	1291
Land Area	675 m <sup>2</sup>

### AGENT DETAILS

Nicole Kelly - 0447 648 842

### OFFICE DETAILS

Umbrella Realty  
1/98 Stirling Street East Bunbury  
WA 6230 Australia  
(08) 9779 9990



- Double garage with side access for added convenience
- Solar panels to help keep energy costs down

Built in 2004, this home is ideally located just 4 minutes from Eaton Fair Shopping Centre and Recreation grounds. With Eaton Community College, Glen Huon Child Health clinic and Glen Huon Primary School plus Bethanie Fields Retirement Village just minutes away.

Priced at Offers Over \$669,999 – this unique opportunity won't last long!

Call **Nicole Kelly** on **0447 648 842** to arrange a private viewing today.

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