



16 Limousin Turn, Eaton



## EXCITING GROWTH AND LIFESTYLE CONVENIENCE

Welcome to 16 Limousin Turn, Eaton, an outstanding family home at a perfect price point of Offers Over \$839,000. This home is perfectly positioned to enjoy both immediate lifestyle convenience and strong future growth. Located just a five minute drive from Eaton Fair Shopping Centre, this home stands to benefit from the centre's major \$70 plus million mixed use expansion, which will introduce new retail, dining, entertainment, 7 screen cinema, plus residential and public spaces. As Eaton Fair is transformed into a vibrant town centre hub, buyers can enjoy the convenience of everyday shopping now, with even more amenities and entertainment on the way, enhancing long term value and liveability.

Set on a generous 706m<sup>2</sup> block with approximately 196m<sup>2</sup> of living, this home built in 2000, offers space, comfort and functionality for the whole family. The open plan living design is complemented by multiple living zones including games, lounge and living/dining areas, all filled

4 2 2 706 m<sup>2</sup>

**Price** Offers Over  
\$839,000

**Property Type** Residential

**Property ID** 1419

**Land Area** 706 m<sup>2</sup>

### AGENT DETAILS

Nicole Kelly - 0447 648 842

### OFFICE DETAILS

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with beautiful natural light and designed for relaxed family living and entertaining. The kitchen truly is the heart of the home, featuring a breakfast bar, dishwasher and a seamless outlook across the open living space and through to the patio, making it ideal for both everyday living and hosting guests.

Including four bedrooms and two bathrooms, with a generous master bedroom offering a ceiling fan and two walk in robes, while the three minor bedrooms are all spacious and fitted with built in robes. Year round comfort is assured with reverse cycle air conditioning and a cosy wood fire, while energy efficiency is enhanced by 12 solar panels. Outside, the fully reticulated gardens and lawns provide a lush setting, complemented by a large patio and entertaining area that's perfect for gatherings. Secure side access allows room for a boat or caravan, alongside a double garage and plenty of additional parking.

Adding further appeal, the home is located within a comfortable walking distance to Leicester Reserve and wetlands, where scenic river views and abundant wildlife create a peaceful natural escape right on your doorstep. This is a complete lifestyle package offering space, comfort and future growth in one of Eaton's most convenient locations.

**Call Nicole Kelly now on 0447 648 842 to arrange your inspection.**

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