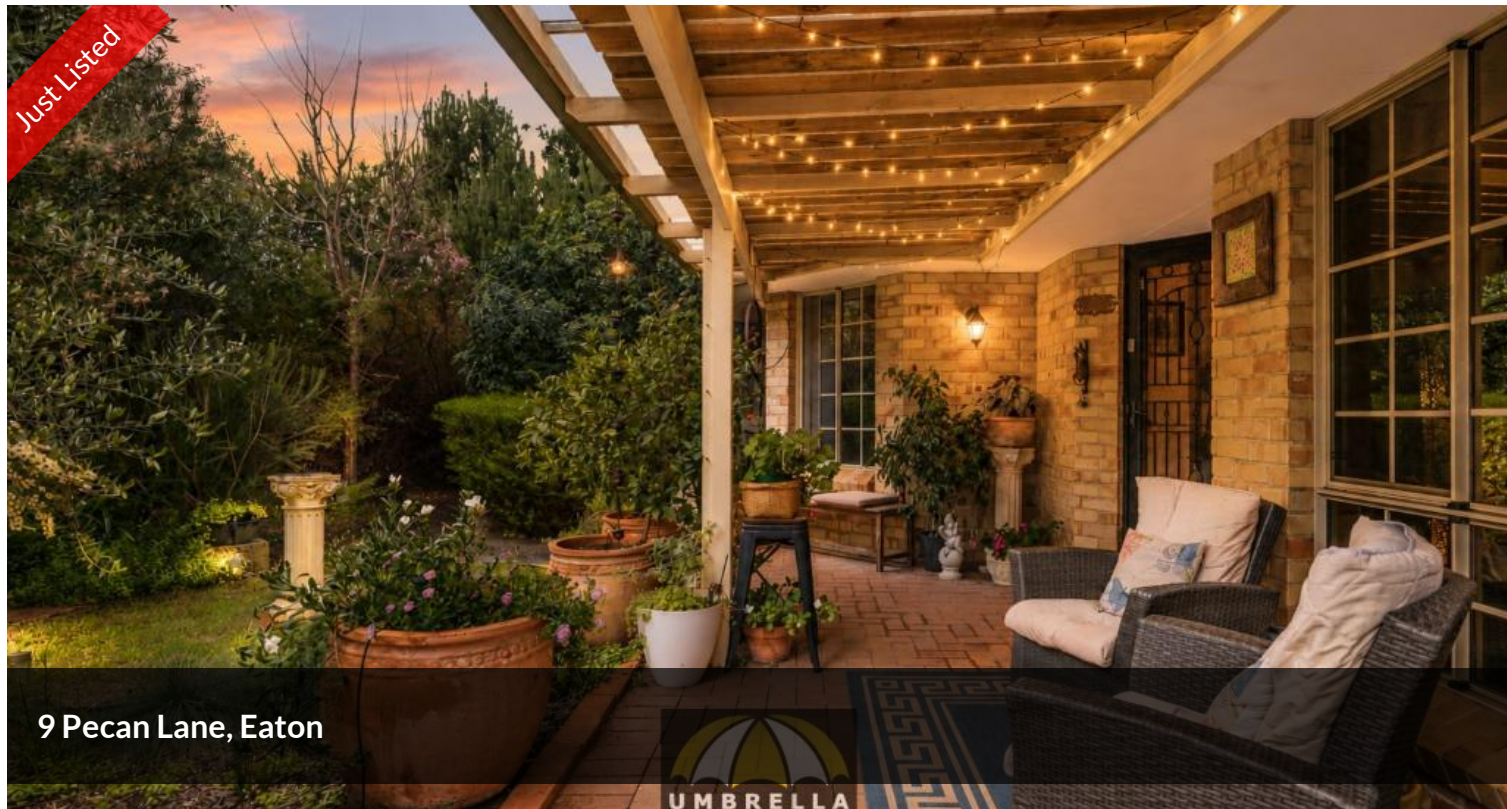


Just Listed



9 Pecan Lane, Eaton

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## A HIDDEN OASIS IN THE HEART OF EATON

Tucked away in a quiet cul de sac, this beautifully maintained and much loved home at 9 Pecan Lane offers warmth, comfort and space for the whole family. Set on a generous 661m<sup>2</sup> block and built in 1997, this impressive residence delivers 195m<sup>2</sup> of homely living with thoughtful features throughout and inviting indoor and outdoor spaces designed for relaxed family living.

From the moment you arrive, the private front porch framed by native gardens creates a peaceful welcome and sets the tone for what awaits inside. The home offers four spacious bedrooms, all complete with robes, while the master suite features a walk in robe, reverse cycle split system air conditioning and a beautiful ensuite with modern neutral tiling and a stylish timber topped vanity.

The main bathroom continues the same warm contemporary feel with timber accents and includes a bath perfect for growing families.

 4  2  2  661 m<sup>2</sup>

**Price** Offers Over  
\$799,000

**Property Type** Residential

**Property ID** 1495

**Land Area** 661 m<sup>2</sup>

### INSPECTION TIMES

Sat 30 May, 10:30 AM - 11:00 AM

### AGENT DETAILS

Celestine Pfuhl - 0435 824 123

Nicole Kelly - 0447 648 842

### OFFICE DETAILS

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At the heart of the home is the spacious kitchen overlooking the open plan living and dining area, creating the ideal hub for entertaining and everyday living. Featuring pendant lighting, a dishwasher, 900mm appliances and a convenient shopper's entrance from the garage, this space has been designed with both functionality and style in mind. The main living area is complete with a reverse cycle split system and gas bayonet, with the gas heater included in the sale, while the cosy front lounge offers an additional retreat and its own gas bayonet for comfort during the cooler months.

Step outside and discover your own private oasis beneath the expansive gabled patio, an inviting space to entertain family and friends year round. To the rear of the property the workshop provides the perfect escape, complete with a charming potbelly fireplace and single roller door access. In addition, established fruit trees and garden beds are abundant, accompanied by two smaller garden sheds.

This home has three rainwater tanks, one with a double filtration system. The additional double garage offers extra height compared to standard garages, adding practicality for larger vehicles or additional storage needs.

Perfectly positioned close to local parks, Eaton Fair Shopping Centre and schools including Eaton Primary School, Glen Huon Primary School and Eaton Community College, this is a wonderful opportunity to secure a quality home in one of Eaton's most family friendly locations.

Offers Over \$799,000.

Proudly listed by Celestine Pfuhl 0435 824 123 and Nicole Kelly 0447 648 842.

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