



## 20 Lusitano Avenue, EATON, WA 6232

### Exceptional Home – Powered Workshop, Huge Entertainment Area

Welcome to 20 Lusitano Avenue, Eaton, a property that truly has it all. Perfectly located on 700sqm\*, this lovely family home boasts a stunning entertaining area with two adjoining gabled patios, with modern ceiling fans, perfect for outdoor entertaining or extra parking with drive through access.

Inside, you'll find spacious, open plan living, adorned with quality finishings. The Tassie Oak flooring in the bedroom and front lounge cost \$12K alone. The kitchen is open and practical with a large fridge/freezer access, double draw dishwasher and plenty of bench and storage space.

The bathrooms were modernised in 2019 \*, along with the restored roof tiles. All bedrooms are spacious with ceiling fans along with a Daiken ducted reverse air conditioner throughout, for all year comfortable. A powered workshop with a 15 amp plug for welders, is ideal for the handyman or those needing extra storage space.

A true family home with all the work done, located within a wonderful pocket of Eaton and close to all amenities. Don't miss this one!

**TYPE:** Sold

**INTERNET ID:** 300P151668

#### SALE DETAILS

**\$635,000**

#### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Anthony (skip) Schirripa**  
0417 292 923

Property Features:

Formal lounge room with roller shutters

Spacious living / dining area featuring a fireplace and gas bayonet

Great size kitchen with good layout offering a large fridge recess, breakfast bar,

Fisher & Paykel double draw dishwasher

Open plan living / dining room with a Saxon wood heater

Master bedroom with roller shutters and a great size walk in robe

All bedrooms feature robes & ceiling fans

Ducted reverse Daiken cycle air condition (16kw) 2 years old

Bathroom and ensuite were modernised in 2019 \*

Laundry features ample cupboard storage

Stunning Tasmanian Oak timber flooring in bedrooms and front lounge

Skirting boards throughout

Large, powered workshop with 15amp plug for a welder & roller door access

Huge wrap around gabled patios erected 2021 \*

Security cameras

Roof was restored in 2019 \*

Enclosed double carport and extra parking behind

Solar panels 4.4 kW\* with iStore hot water system

Extra paved parking at the front of the house, perfect for a caravan/boat

Retained and curbed low maintenance gardens

Gardens and lawns are reticulated

Built 1999 \*

Block size 700sqm\*

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

Other features: Close to Schools, Close to Shops, Close to Transport, Window Treatments

- Land Area 700.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards





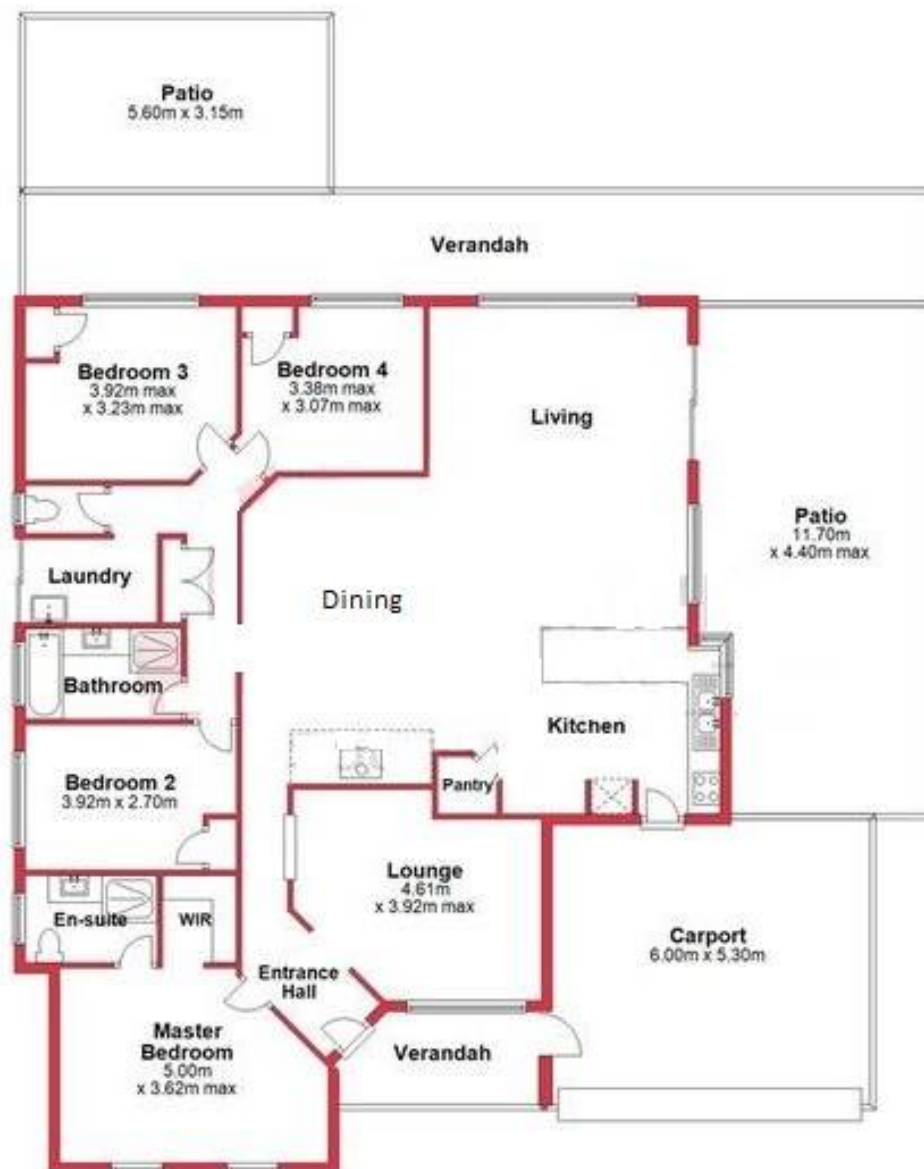








Ground Floor



20 Lusitano Ave, Eaton