



## 2/44 Hamilton Road, EATON, WA 6232

### Ideal Investment Opportunity

This 3-bedroom, 1-bathroom unit is situated close to the popular Eaton Fair Shopping Centre offering an array of shops and amenities as well as the popular Eaton Tavern.

The accommodation comprises: modern kitchen, open plan living/dining area that has a split system AC, master bedroom with BIR built in robes, two minor bedrooms and bathroom.

The property features an auto door garage, with extra parking at the front of the unit, as well as rear undercover patio area. This lock and leave property is easy to maintain and close to everything you need!

Please note this property is sold with a fixed term lease in place, until 5th February 2025.

Strata (approx.): \$884 p.a.

Water (approx.): \$1,511 (for 2023/2024 financial year)

**TYPE:** Sold

**INTERNET ID:** 300P162302

**SALE DETAILS**

**Offers over \$479,000**

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Tom Kitchen**  
0411 947 284

For further information, contact exclusive agent TOM KITCHEN on 0411 947 284.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \*(asterisk) 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.

- Land Area 270.00 square metres
- Building Area: 114.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage



