



9 Waxflower Place, EATON, WA 6232

Family Space, Poolside Living and Room to Grow

Set in a quiet Eaton pocket, 9 Waxflower Place delivers the space, comfort and outdoor lifestyle that families are searching for.

This well-planned four-bedroom, two-bathroom home offers a practical layout with a separate lounge room at the front of the home - ideal for quiet evenings or a dedicated media space - while the heart of the home opens into an open-plan kitchen, dining and living area designed for everyday family life.

Comfort is covered year-round with ducted reverse cycle air conditioning throughout, complemented by split system units in the kitchen and master bedroom for added flexibility.

Step outside and the lifestyle appeal continues. A large covered patio creates the perfect setting for outdoor entertaining, overlooking the swimming pool and an expansive lawned backyard-plenty of space for kids, pets and relaxed weekends at home. Two sheds provide excellent storage for tools, toys or garden equipment.

The double garage with remote roller door offers secure parking and internal

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TYPE: For Sale

INTERNET ID: 300P185904

SALE DETAILS

Offers Over \$769,000

CONTACT DETAILS

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convenience, rounding out a home that's both functional and family-friendly.

Well positioned, generously proportioned and designed for easy living, this is a home where families can settle in and enjoy both indoor comfort and outdoor freedom.

Key features include:

- Four bedrooms, two bathrooms
- Separate lounge room plus open-plan living
- Ducted reverse cycle air conditioning
- Split system air conditioning to kitchen and master bedroom
- Swimming pool
- Large covered patio for entertaining
- Expansive lawned backyard ideal for kids and pets
- Two sheds for additional storage
- Double garage with remote roller door

A home that offers space to live, entertain and grow-right in the heart of Eaton.

Land rates: \$2,672.00 pa*

Water rates: \$1,603.19 pa*

Built: 1993

Zoning:

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.

- Land Area 786.00 square metres
- Building Area: 148.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2





