



33 Sanford Way, EATON, WA 6232

GUIDING MID \$700,000's

Looking for a fantastic family home?

Well situated in the heart of Eaton, in a quiet street, this spacious four bedroom, two bathroom home awaits.

Elevated from the street with a brick and wrought iron fence, adding just an extra layer of privacy to the spacious 752 m²* block.

With a double concrete driveway leading to the double lock-up garage at the front of the home, the home offers 189 m²* of living. A mix of formal and casual areas, and just enough space for the whole family.

Typical for this era, the beautiful high ceilings, raked ceilings with exposed beams, with matching jarrah Skirting boards.

The split level home offers a separate lounge room off the entry, then step up to the next level where you'll find the family, meals area and the kitchen.

TYPE: Auction

INTERNET ID: 300P187776

AUCTION DETAILS

6:00pm, Monday November 3rd, 2025

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

And for summer entertaining the outdoor entertaining area is fully enclosed with security screens for peace of mind.

The easy care rear yard holds an easy care below ground plunge pool.

Be ready for the home opens later this week as I'm sure this property will not last. Call Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529 398

Brick and tile home

4 bedroom 2 bathroom.

Rate ceilings with expose beams

Tile floors to living area

Jarrah Kitchen

Family room

Meals area

Fully enclosed patio

Below ground plunge pool

Ducted evaporative air conditioning

Security screens and doors

Reverse cycle air conditioning.

Jarrah skirting boards

Water rates \$1,603.19*

Shire rates \$2,811.63*

This property is for sale by Openn Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at openn.com.au

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

- Land Area 752.00 square metres
- Building Area: 189.00 square metres

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







