



## 40 Malabor Retreat, EATON, WA 6232

GUIDING \$600,000's

After 30 years in this fabulous little property, the owner has downsized. So, here is your chance to call this spacious three-bedroom home, boasting access through the carport to the big, powered 6 x 6 m\* workshop at the rear... home!

Built back when they were built to a standard and not just to a price, this home has just been freshly painted and treated to new carpets, ready for a new owner to move straight in.

Walking on inâ# a separate sunken lounge area lies to the left, then opposite on the right, a study that looks out over the front garden.

Walking through to the open plan living, where a new air con has recently been installed, the meals area to the left is overlooked by the kitchen on the right, and the family room at the rear then opens out to the spacious patio area.

Down the hallway, the master bedroom at the front, with a walk-in robe and the bathroom, right next door. At the rear another two bedrooms both with built-in robes, easy access of course to the bathroom and the laundry just behind.

**TYPE:** Auction

**INTERNET ID:** 300P194079

### AUCTION DETAILS

6:00pm, Monday May 11th, 2026

### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**  
0407 529 398

With the access through the carport to the workshop at the rear, and that big alfresco area, the fully enclosed backyard is perfect for the young children or fur babies, this is the ideal first home, right through to retirement! All freshly prepared ready for its new owner, this stunning home awaits!

Call Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529 398

- 1993 built
- 3 bedroom, 1 bathroom + study/possible 4th bedroom
- 760 m<sup>2</sup>\* block
- 121 m<sup>2</sup>\* of living
- Two living areas
- Reverse cycle air-conditioning
- Freshly painted
- New plush carpets
- Huge 7.5 x 3.5 m\* patio
- Double carport
- 6 x 6 m\* powered workshop
- Fully enclosed backyard
- Quiet cul-de-sac location
- Walking distance to schools and shops

Water rates \$1,603.19\*

â##

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](http://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: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 760.00 square metres
- Building Area: 121.00 square metres
- Bedrooms: 3
- Bathrooms: 1

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.

- Car Parks: 2
- Double garage
- Double carport







