



## 121 Hamilton Road, EATON, WA 6232

GUIDING HIGH \$600,000's

What a location!!!

Situated a stone's throw from Eaton Shopping Centre, schools, and the river, this 5 bedroom, 1 bathroom home rests on a big 754 m<sup>2</sup>\* block. Zoned R40 with potential for subdivision, this 1984 built, brick and tile home offers 153 m<sup>2</sup>\* of living.

As you walk in the front door, the massive room to the right is currently being used as the master bedroom, which would also make an amazing theatre room; the choice is yours!

Walking to the end of the hallway, the open plan living offers a huge room with a family room to the right, and the kitchen to the left. Then you look behind you and there's another room, which is currently being used as the theatre room, but it could be perfect as a theatre/bedroom/study, or for those with vision and a passion for renovating, the ideal butler's pantry. The jarrah kitchen offers ample bench space, an electric hot plate, a wall oven, and a double fridge recess.

The stunning floor tiles span from the front door right throughout the living area, making

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.

**TYPE:** Auction

**INTERNET ID:** 300P194291

### **AUCTION DETAILS**

6:00pm, Monday April 13th, 2026

### **CONTACT DETAILS**

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**

0407 529 398

them easy to keep clean and cool in summer.

With the original master bedroom at the front of the home with built-in robes, and easy access to the semi-ensuite, which has been renovated into a wet room with floor to ceiling tiling and a large vanity.

At the rear of the home, another three bedrooms, two with double robes.

Off the family room, an entrance to the rear yard, where the patio gives shelter, and a space to sit and watch as the kids play in the enormous backyard.

On the left-hand side of the home, the single carport gives access through to the rear of the yard, so much potential for a big shed later, or, of course, because of the R40 zoning, potential for subdivision.

Be at this week's home open for your chance to own this conveniently located home. Call exclusive agent and auctioneer Roslyn Ierace today on 0407 529 398.

- 1984 built brick & tile home
- 754 m<sup>2</sup>\* block, zoned R40
- 153 m<sup>2</sup>\* of living
- 5 bedrooms, 1 bathroom
- Theatre room
- Tiled open plan family meals kitchen
- Patio to rear
- Carport to the side of the home
- Walking distance to schools, shops, and the river

Water rates \$1,546.27\*

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, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 754.00 square metres

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- Building Area: 153.00 square metres
- Bedrooms: 5
- Bathrooms: 1
- Car Parks: 1
- Single carport





