



20 Cudliss Street, EATON, WA 6232

GUIDING HIGH \$600,000's

Situated just two streets away from the stunning Collie River, a 5-minute* walk to Eaton Fair shopping centre, 20 Cudliss Street, Eaton, offers a spacious, low maintenance, 3-bedroom 2-bathroom home with an oversized double garage.

Walk through the front door, and to the right is the sunken lounge room with the typical high-raked ceilings popular in the 90s, which adds another dimension of space to the room. Boasting reverse cycle split air conditioning, which has been positioned perfectly to cool and warm the whole home. Behind the lounge, the renovated kitchen, with the meals area alongside then the bonus of a separate family room with tile fire in the centre of the home, that opens out to the partially enclosed alfresco area which can be used all year round.

The updated kitchen is a treat with ample bench space, added overhead storage, with stainless steel freestanding stove, microwave shelf, dishwasher, and double door pantry finished off with easy care vinyl flooring.

The master bedroom is positioned quietly at the rear of the home with a full wall of built-in robes, a ceiling fan, and easy access to the bathroom that has been renovated to include a shower and a huge new vanity. The second bedroom has a stylish brick

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: 300P196324

AUCTION DETAILS

6:00pm, Monday May 25th, 2026

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

feature wall and double robe while the third bedroom, at the front of the home, has double sliding robes built-in.

Resting on a 398 m²* block, offering 189 m²* of living this spacious home is much bigger than you would think... And is going to appeal to first-home buyers, retirees, and investors alike.

Everything is done and ready to move in so make a call and contact Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529 398.

- 3-bedroom, 1-bathroom home
- 398 m²* block
- 189 m²* of living
- Rendered brick home
- Renovated kitchen
- Renovated bathroom
- Fence across the front of the property
- Semi-enclosed full length alfresco
- Oversize double lock-up garage
- Tile fire to the family room
- Reverse cycle air-conditioning to lounge room

Shire rates \$2,301.95*

Water rates \$1,481.29*

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: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Heating

- Land Area 398.00 square metres
- Building Area: 189.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage

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