

69 Pratt Road, Eaton, WA 6232

Elders

House For Sale

Thursday, 16 January 2025

69 Pratt Road, Eaton, WA 6232

Bedrooms: 6

Bathrooms: 4

Parkings: 6

Area: 1012 m2

Type: House



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GUIDING \$1,100,000

If location matters? Then boy, do I have a home for you! Resting on top of the rise of Pratt Road sits this amazing two-story home looking over the Collie River, the history in the distance and there's even ocean glimpses! Built over three levels, offering six bedrooms, two bathrooms, three separate living areas, and both front and rear outdoor living areas, a space for all the family! This extraordinary home has been lovingly renovated over the years, but now it is time for the owners to downsize and your chance to own a home in this amazing location. Walking up the stairs, you can already see the views, through the front door to the right, an enormous lounge room with big windows looking out over the tall trees across the road and the Collie River. Next walking through the kitchen with its new stone waterfall edge benchtop, stainless steel appliances all perfect to cook up a storm for the whole family. At the rear of the home, a generous dining room for all the family to come together. Beyond the dining, a set of stairs that go down to the most amazing teenage retreat with another living area and separate bedroom, with the bonus of direct access outside, who knows maybe an option as an Airbnb. Off the entry, the stairwell leads upstairs to another spacious living area, but let me warn you the views from this one, you'll never want to leave home, opening out to a balcony, where your eyes are drawn to the Collie River then to the estuary in the distance and the ocean beyond. Just wait for the sunsets! Then off the living area, the master bedroom his and hers walk-in robes. The advantage of having that upstairs living area and the privacy from the children down below is just amazing. The hallway downstairs offers another four bedrooms all with robes, The choice of two bathrooms and easy access to the laundry at the rear. The rear of the home opens out to a sheltered alfresco, with patio blinds, that looks out over the rooftops because of the elevation, then below another level where the pool used to belong... From the front gate, the side driveway goes alongside the property leading to the rear of this huge 1,012m²* block, giving good generous access to the 6 x 6m* workshop at the rear. The hardstand area would hold all your toys, boats, caravans, whatever you desire. But don't take my word for it. This is a home you have to see for yourself, to embrace the space, the ambiance, and those amazing views. Make sure you're at this week's home open as this is one you surely don't want to miss. Call Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529 398.

- Two story 1976 built home
- Completely renovated over the last 15 years
- 1,012 m²* block zoned R 30
- 280 m²* of living
- 6 bedrooms, 2 bathrooms
- 3 living areas
- Balcony to master bedroom living area
- Alfresco with patio blinds at the rear
- Built-in robes throughout
- Stone benchtop to kitchen
- Reverse cycle air-conditioning
- Double lock up undercroft garage
- Side access driveway to the rear
- 6 x 6m* workshop

Water rates \$1,564.13* 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.