



## 8 West St Eden

### HOT TO TROT

Immaculate full brick 3 bedroom, 3 living room home with a great all day sunny aspect nestled on an easy grade 893m2 allotment just a 4 iron from Eden Gardens Country Club (golf, bowls, full club house facilities) and a relaxed 5 minute walk to Lake Curralo estuary and boardwalk which winds round to award winning Aslings beach. Spacious throughout the residence features main living room resplendent with raked ceilings, cosy wood heater + split system. Family and dining, timber flooring, vaulted ceilings, large adjacent well appointed laminex kitchen (breakfast bar and pantry) the whole area transitioning out to a terrific deck/alfresco living with lake and bay snapshots. Generously sized bedrooms each with BIR's, bathroom comprising shower, hip bath, vanity + wc. Down the external steps to rumpus room/large 4th bedroom, second wc + vanity plus sizeable laundry/utility. Fully established surrounds complete with 9m x 6m Colorbond double door garage/workshop, fresh water tank, free standing gazebo/bbq area plus 20 panel BTG solar system. **Just perfect.**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

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|----------------------|-------------|
| <b>Price</b>         | \$712,000   |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 2096        |
| <b>Office Area</b>   | 0           |
| <b>Land Area</b>     | 893.50 m2   |

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

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