3 ROTSEE PLACE, CHAMPION LAKES, WA, 6111

eaton property

SOLD

UNDER OFFER

UNDER OFFER - HOME OPEN CANCELLED DUE TO SUCCESSFUL OFFER

PRICE GUIDE
Suit Buyers in the $800,000s

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MOVE IN AND ENJOY! STYLISH, SPACIOUS AND READY FOR YOU

This exceptional four-bedroom, two-bathroom home has two living areas and offers a well-thought-out layout where every square metre has been carefully utilised.

The open-plan living area serves as a central hub for both family life and entertaining. It features a beautifully appointed kitchen with plenty of bench space, making it the true centrepiece of the home. This area flows seamlessly into a spacious dining room that can accommodate even the largest of dining tables. Additionally, the adjoining family area opens up to the alfresco space and yard, completing this entertainer's dream.

Not to be forgotten, the second living space, a dedicated theatre room, will be cherished by movie and sports lovers who want to enjoy everything from blockbuster films to cosy nights in. Currently, this versatile area is used as a music and craft room.

The outdoor area features a paved alfresco space and a decked yard, creating an inviting environment for entertaining family and friends or simply relaxing. Surrounded by gardens, this space offers greenery without the typical maintenance of a lawn. The installation of pull-down blinds in the alfresco area allows it to be used as an additional room throughout the year.

Comfort is guaranteed through all the seasons thanks to a zoned ducted reverse cycle air-conditioning system, while solar panels and water-efficient landscaping contribute to long-term savings and sustainability.

4 BED | 2 BATH | 2 CAR

PRICE:
$870,000

OPEN FOR INSPECTION:
N/A

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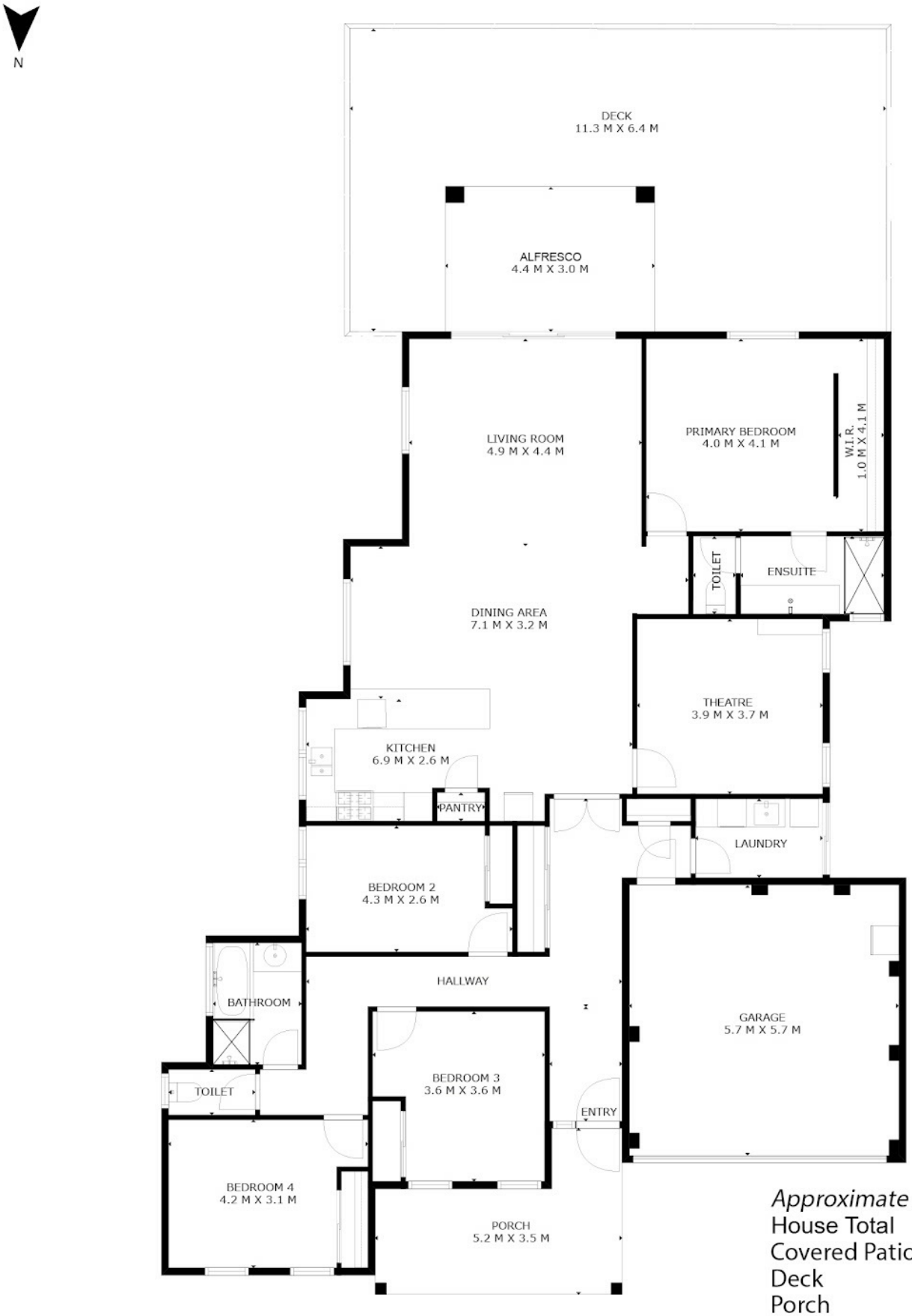

Approximate Areas

House Total	262m²
Covered Patio	13m²
Deck	59m²
Porch	13m²
Garage	32m²
Total Lot Size	421m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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