

1/12 Peppermint Gardens, Aubin Grove, WA 6164

Sold House

Wednesday, 13 September 2023



1/12 Peppermint Gardens, Aubin Grove, WA 6164

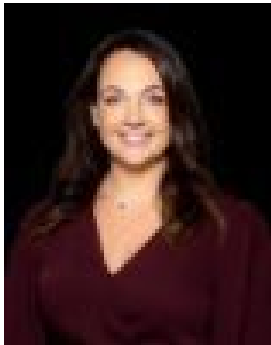
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 244 m²

Type: House



Kirstin Dunn
0894942606

Contact agent

LOW MAINTENANCE LIVING! Do not miss your chance to snap up this fabulous lock up and leave, low maintenance three bedroom, two bathroom home. Ideal for the astute first home buyer, downsizer or investor, this home features a well-appointed and functional layout set at the front of this neat lot. Nestled in the highly desirable location of Aubin Grove, this home falls within the catchment zone for the award-winning Aubin Grove Primary School and Hammond Park Secondary College. Features & Inclusions: • Master suite with built in wardrobes and reverse cycle air conditioner • Ensuite shower, vanity and toilet • Bedroom 2 and 3 with built in wardrobes • Main bathroom with bath, shower and vanity • Kitchen with dishwasher, gas hotplates, electric oven, integrated rangehood, double sink and pantry • Split system reverse cycle air conditioning to the open plan meals and family rooms • Alfresco area with decking • Double garage with automatic door and shoppers entrance • Low maintenance lawns and gardens ALL RETICULATED

PROPERTY FACTS: • Currently tenanted until the 9th May 2024 for \$485.00 per week. • Strata Fees 23/24 FY: \$680.85 • Water Rates 23/24 FY: \$1534.32 • Council Rates 23/24 FY: \$1648.81 All of this located in a prime location, with easy access to the Freeway, schools, parks and shopping amenities. Approximate Distances:- 0.2km to Aubin Grove Medical Centre plus café and gym- 1.2km to Aubin Grove Primary School- 1.9km to Hammond Park Secondary School- 3.1km to Aubin Grove Train Station & Harvest Lakes Shopping Centre- 6.3km to Cockburn Gateway Shopping City

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.