

**158 gaebler road, Aubin Grove, WA 6164**

**Regal Gateway**

**Sold House**

Monday, 4 September 2023

158 gaebler road, Aubin Grove, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**

**\$732,500**

Primely located within walking distance to Aubin Grove Primary School, public transport, local shops and parks this large family home will suit the astute investor or savvy buyer. The property oozes potential and must be viewed to be fully appreciated. Freshly painted outside, the floor plan offers:

- Dedicated theatre room;
- Study which can easily be converted to a fifth bedroom;
- Massive open plan living and dining area;
- Well appointed kitchen with over head cupboards, range hood, stainless steel appliances and abundance of storage and work space;
- King size master suite with large robe;
- Spacious ensuite with shower, vanity and toilet;
- 3 other generously proportioned bedrooms with large robes;
- Main bathroom with shower, bath tub and separate toilet;
- Family size laundry;
- Two car garage;
- High ceilings;
- Floating floor boards throughout the bedrooms and living areas;

Sliding doors from the living area lead to a paved alfresco dining area and overlooks a low maintenance yard. This large north facing family home was built in 2014 on a 500sq block with 204sq of internal living space. NOTE: THIS PROPERTY IS TENANTED AT \$520 PW TILL 20/11/2023 - VACANT POSSESSION AT SETTLEMENT IS NOT POSSIBLE\*NOTE: THE FRONT GARDEN IS YET TO BE LANDSCAPED AND WILL BE COMPLETED PRIOR TO SETTLEMENT. PHOTO FOR ILLUSTRATION PURPOSES ONLY\*Call Samantha on 0403 434 667 for more information.\*Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Regal Gateway Property provides this document without any express or implied warranty as to its accuracy. Any reliance placed upon this document is at the client's own risk. Regal Gateway Property accept no responsibility for the results of any actions taken, or reliance placed upon this document by a client . Figures and information may be subject to change without notice.