

# 16 PRINCETON CIRCUIT, Aubin Grove, WA 6164



## Sold House

Wednesday, 25 October 2023

16 PRINCETON CIRCUIT, Aubin Grove, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 603 m2

Type: House



Tim Tyler

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**\$865,000**

16 PRINCETON CIRCUIT, Aubin Grove A VERY well-appointed home with quality fixtures and fittings throughout bringing luxury to every conceivable space of this four-bedroom two bathroom home. With a unique design, the home is smart-wired throughout, offering many options and benefits. The home theatre room includes Clipsal C-Bus home automated lighting and black-out blinds. The kids have their own activity room for maximum enjoyment. The spacious open-plan living areas comprise of a modern kitchen with stone bench tops, state-of-the-art appliances, dual oven, microwave, dishwasher, stainless steel splash back, double-door fridge, and a huge walk-in pantry. Well positioned, the kitchen has views to the entertaining alfresco, dining, and living spaces. Situated in its own wing to the rear of the home, the large spacious master suite, with quality carpets, light fittings, and Roman blinds. Included in the master suite is a large walk-in robe and an open ensuite bathroom featuring dual basins and a double shower, and boasts access to the entertaining area. The minor bedrooms are also very spacious with double sliding robes. Double sliding doors lead to the large alfresco area. A spacious 33 sqm of cedar-lined entertaining space, glass pool fencing, café roller blinds to views of the outdoor pool and garden. The very neat gardens PLUS a below-ground swimming pool, with feature paving and outdoor lighting giving the family plenty of enjoyment throughout the summer. With a great street appeal, this family home is set on a substantial 603sqm block with the backyard and entertaining areas capturing all the natural sunlight. Positioned in the very sought-after suburb of Aubin Grove. It really ticks all the boxes!! Additional features include. - Ducted reverse cycle air-conditioning- Tasmanian Oak doors, LED downlights- Tiled floors to open-plan living areas- State-of-the-art alarm system.- Double garage with remote-controlled overhead door and exposed aggregate driveway. Outgoings Shire Rates \$2,289.92 pa (approx) Water Rates \$1,477.00 pa (approx) To find out more about this property, Please CALL TIM TYLER mobile 0418 946 970 Email: [tim@tylerandsons.com.au](mailto:tim@tylerandsons.com.au) or [sales@tylerandsons.com.au](mailto:sales@tylerandsons.com.au)