

**17 Ponderosa Road, Aubin Grove, WA 6164**

**Regal Gateway**

**Sold House**

Tuesday, 19 March 2024

17 Ponderosa Road, Aubin Grove, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 436 m2**

**Type: House**



Helen McWhirter

0419972638

**\$715,000**

This home has a lovely homely feel and is a pure delight to present to the market. Well proportioned this home offers a large master suite with his and her robes and sparkling en-suite. The minor bedrooms are also large and have built in robes. Separate living zones provide space to enjoy quiet times watching a movie in the theatre room and also spending time with the family in the open planned living room. Entertaining is a breeze with the lovely decked alfresco flowing off the living room and boasts plenty of space for the children and/or animals to play. Features include but not limited to: Large master bedroom with double walk in robes and en-suite 3 minor bedrooms all generous in size and have built in robes Well appointed kitchen with stainless steel appliances, overhead cupboards and breakfast bar Open planned living and dining rooms with loads of natural light Theatre room perfect for movie nights Ducted reverse cycle air conditioning Solar panels Modern bathroom situated to service the minor bedrooms Front security screen Double lock up garage Entertaining patio area Rear access through the garage Easy care gardens with plenty of grassed area for the kids or pets 436m<sup>2</sup> Block with 138m<sup>2</sup> Living 2010 built Leased until 4/5/24 at \$600pw Neutral tones and lovely warm flooring create a really homely feel. Ideally located with easy freeway access, close to Aubin Grove Train Station, bus stop, Cockburn Gateways Shopping Centre, Aubin Grove Primary School, medical facilities and so much more. Properties are still moving VERY FAST and this one will be no different!! Call Helen McWhirter 0419972638 with any enquiries. Come along to the home open - no need to register. Photos are for illustration purposes only.\*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 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 accepts 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.