

**174 Lyon Road, Aubin Grove, WA 6164**

**Regal Gateway**

**House For Sale**

Wednesday, 8 May 2024

174 Lyon Road, Aubin Grove, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 218 m2**

**Type: House**



Helen McWhirter

0419972638

**FR \$619,000**

Welcome to 174 Lyon Road Aubin Grove. This near new Green Titled 2021 built home is constructed to a high standard and boasts a well thought out floor plan maximising all corners of the block. Stunning contemporary styled and filled with natural light this home will surely impress. Within easy walking distance to Harvest Lakes Shopping Village and Aubin Grove Train Station, this home really is very conveniently located. Some of the features include but not limited to: Main bedroom with large walk in robe and en-suite with vanity, shower and w/c. Minor bedroom both can easily accommodate double beds and have double built in robes. Open plan dining and lounge room. Well appointed kitchen with stainless steel appliances, dishwasher recess, stone benchtop and walk in pantry. Plumbing to fridge recess to attach a water/ice dispensing fridge. Second bathroom with vanity and large soaking bathtub. Laundry with built in shelving. Double lock up garage with remote roller door. Split system air conditioning. High ceilings. Quality wood look plank flooring and tiles. Low maintenance gardens with artificial turf. Fully fenced for complete safety for the little ones or the furry friends. Garden shed. 218m<sup>2</sup> block with 109m<sup>2</sup> living. Expected rent return \$650 pw. Do not miss this opportunity to secure your dream home or a fantastic investment property. Convenience and low maintenance are on offer with this wonderful near new home. Do not delay - PROPERTIES ARE MOVING FAST!! Come along to the home open (no need to register) or call Helen McWhirter 0419972638 with any questions. \*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 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.