

176 Lyon Road, Aubin Grove, WA 6164

Sold House

Wednesday, 4 October 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



Jason Hodgson
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\$755,000

Jason Hodgson is delighted to present to the market this spacious and features packed family home close to all the amenities that Aubin Grove and Atwell offer. Located at the northern end of Aubin Grove, this is only short walking distance to Harvest Lakes Village Shopping Centre where you can stroll for a coffee or catch the train straight to the city. Perched on a generous 540sqm block, this stunning home has multiple living zones, 4 great sized bedrooms and an outdoor entertaining area to be envy of. This property is vacant and ready for a quick settlement to the right buyer. The master suite is located at the front of the home and is king in size and has a generous walk-through robe and deluxe ensuite. This is the perfect parents retreat. The minor bedrooms are located in a separate wing of the home and are big enough for double beds. They all have built in robes and share a functional main bathroom complete with shower recess, bath, vanity and separate WC. The multiple living zones consist of a large fully enclosed theatre room, which is perfect for that family Friday night movie or all-important sporting event. Across from the theatre is the very spacious study, which could also double as a kids activity room or be enclosed if you are needing a 5th bedroom option. The main living area is open plan and incorporates family room and meals area which is overlooked by the well-appointed kitchen. With ample bench space, storage and modern cooking appliances, the home cook will love the layout and functionality of this kitchen. Outside is the perfect backyard to entertain and also for the kids to play in comfort and security. With a massive gabled patio alongside the alfresco, your family and guests will be protected from the hot summer sun and winter rains making it perfect for year round entertaining. The lush green lawn area is perfect for a kick of the footy or to catch some summer rays. Other property features include: • Reverse cycle air conditioning • Solar power system for low energy costs • CCTV system for peace of mind • Double lock up garage with extra storage space and rear door access • Tiled main living areas and lush carpets in bedrooms • Spacious laundry with walk in linen storage • Portico entry and with front verandah sitting area • Garden shed • Plus heaps of other features, viewing is essential. Aubin Grove is well known and hugely in demand for its stunning landscaped parklands, great schooling options and public transport options. Not to mention easy access onto Kwinana Fwy and close by Cockburn Gateway Shopping Centre. For more information on this property please contact Jason Hodgson 0400 963 740 today. 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.