

22 Humboldt Entrance, Aubin Grove, WA 6164

Sold House

Saturday, 4 November 2023



22 Humboldt Entrance, Aubin Grove, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



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\$730,000

YOU WON'T FIND BETTER! Jason Hodgson is thrilled to present to the market for the first time this much loved and **IMMACULANTLY** presented family home with a stunning park front location in the heart of Aubin Grove. Built in 2009 by Summit Homes, I challenge you to find a better maintained and presented property on the market. The generous and well-designed floor plan sits behind a privacy wall at the front and is perched on an easy care 420sqm block, making it ideal for any buyer who is looking for lock and leave or low maintenance living in general. Walking inside you'll be blown away by the light and bright neutral tones of the interior. Immediately at the front to your left is the home theatre or kids activity room, or if a 4th bedroom is needed then this is a easy conversion. Further down the wide entry corridor and to the left is the home office which is fitted out with desk, drawers and ample overhead storage making this the ideal space to work from home or for the kids to get stuck into their homework. The main open plan living area forms the heart and soul of this family home, comprising of meals area and family room, overlooked by the well-proportioned kitchen. With ample bench space and storage, this kitchen is the home cooks best friend. Complete with modern 900mm cooking appliances, including gas cooktop, rangehood, dishwasher large pantry, fridge recess and feature pendant lighting. The minor bedrooms are located in a separate wing of the home and are queen in size with built in robes, quality floor coverings and window treatments. They share a functional main bathroom complete with bathtub, shower recess, large vanity and separate WC. The master suite is conveniently located at the rear of the home making it private and secluded. King in size, there is also a spacious walk-in robe and expansive ensuite with double sink vanity, shower recess and separate WC. The quality doesn't stop inside the home, as this flows through to the outdoor entertaining area. Fully paved, this ultra-low maintenance backyard is perfect for entertaining, either under the large undercover alfresco, or the separate patio zone, or around outdoor kitchen with built in and plumbed gas BBQ, hot and cold water sink and oodles of bench and storage space. Other property features include: • Ducted reverse cycle air conditioning with zone control • Roller shutters, security screen doors and alarm system for peace of mind • Double lock up garage with full height perfect for larger vehicles • Private front courtyard perfect for the kids to play in comfort and security • Absolute park front location • High spec home, inside and out • Perfect lock and leave home with zero garden maintenance • Plus heaps of other features, viewing is essential We all know how popular Aubin Grove is due to its convenient location, great schooling and public transport options, and when you combine this with a tree lined park as your front yard locations do not get much better than this. For more information or to book your inspection, please contact Jason Hodgson 0400963740 today. **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.