

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

**Sold House**

Thursday, 24 August 2023



22 Ponderosa Road, Aubin Grove, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Kirstin Dunn  
0894942606

**\$670,000**

LOOK NO FURTHER! This beautiful four bedroom PLUS study home ticks all the boxes if you are looking for comfortable and convenient family living in this high demand suburb. Located a stone's throw from the bus stop which takes you straight to Aubin Grove Train station, WA's number #1 Primary School is also only a 4-minute walk down the street. With acres of beautiful, landscaped parklands nearby, the kids have no excuse to sit idle. The home itself is perched on a 500sqm easy-care block with plenty of room for a pool. With a generous living areas, there is room for a family of any size. Features and Inclusions: - Freshly painted throughout - Large primary suite with walk-in wardrobe - Ensuite with shower, vanity and toilet - Bedrooms two, three and four with built in wardrobes - Main bathroom with bath, shower and vanity - Separate home office or fifth bedroom - Theatre room - Large open plan meals and family areas with brand new timber look flooring - Kitchen boasting walk-in pantry, dishwasher recess, gas hot plates, electric oven, double sink, large breakfast bench, range hood, fridge recess and lots of bench and cupboard space - Ducted reverse cycle air conditioner - Gas hot water system - Alfresco dining area overlooking the big rear yard - Double garage with rear access through a second roller door - Reticulated lawns and gardens - 500sqm block - Built 2011 - Solar panel system

Approximate distances: Fiona Stanley Hospital 13.4km Armadale Hospital 20.8km Fremantle Markets 25.1km Coogee Beach 13.7km Aubin Grove Sport and Community Facility 700m Cockburn Gateway Shopping Centre 6.3km Aubin Grove Primary School 500m Honeywood Primary School 3.9km Hammond Park Primary School 4.4km Hammond Park Secondary College 3.0km

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.