

**227 Gaebler Road, Aubin Grove, WA 6164**

**Regal Gateway**

**Sold House**

Tuesday, 15 August 2023

227 Gaebler Road, Aubin Grove, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 660 m2**

**Type: House**

**\$880,000**

Luxury and style are the first words that pop into your mind when you walk through the entrance of 227 Gaebler Road Aubin Grove. With no expense spared this 2008, four bedroom, two bathroom home will appeal to the buyer that appreciates and understands quality. The expansive entrance is impressive with soaring high ceilings, feature wall and stunning high gloss porcelain tiles. All the family is more than catered for in this cleverly designed home with an abundance of inside living space and an equally large outside entertaining area, double garage, plus another garage with rear access and plenty of room to park a caravan or boat. The beginning of the home boasts a super spacious master suite with large walk-in robe and en-suite offering double vanity, shower and separate w/c. The three minor bedrooms all have built in robes and can easily accommodate queen sized beds. A full sized home office is perfect for working from home or possibly running a home business. Moving through to the rear of the home you are greeted by soaring high cathedral ceilings flooding the area with natural light. Any chef would be envious of this grand sized kitchen with stainless steel appliances, plumbed up fridge recess, large stone breakfast bar, dishwasher and loads of overhead and under counter cupboards. The laundry is conveniently located off the kitchen. Double sliding doors lead out from the family room into a perfectly manicured backyard. Entertaining is a breeze with loads of space in the huge alfresco and plenty of lawn area, a built in sink and bench space make for many fun barbeque evenings together. Cafe blinds provide protection from the elements making this area fully functional for year round entertaining. Side access is available through the 3rd garage and has plenty of space for a boat, camper or tradies trailer. Some of the extra features include but not limited to: 4 very spacious bedrooms with either walk in or built in robes 2 bathrooms and extra powder room Office/study/playroom/salon Home theatre Living room, games room and dining area Well appointed kitchen with stone benchtops, double plumbed fridge recess and walk in pantry Loads of storage space including large walk in storeroom Massive alfresco with cafe blinds and built in kitchenette Established manicured gardens Large garden shed Triple garage with workshop and rear access through roller door Home water filtration system servicing the whole home Energy efficient solar system Reverse cycle ducted air conditioning 2008 Summit built home with 224m<sup>2</sup> living (345m<sup>2</sup> under roof) and 660m<sup>2</sup> block Aubin Grove Primary School and Hammond Park Secondary College intake area Surrounded by lovely parks, easy walking distance to the highly awarded Aubin Grove Primary School, Hammond Park Secondary College catchment, easy freeway access, close proximity to local shops, cafe's and restaurants and so much more ..... DO NOT DELAY!!! This superb home is neat as a pin and move in ready. Call Helen McWhirter 0419972638 today with any enquiries.\* 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.