

282 Lyon Road, Aubin Grove, WA 6164



Sold House

Tuesday, 15 August 2023

282 Lyon Road, Aubin Grove, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1177 m2

Type: House

Contact agent

A TRUE OASIS ON A MASSIVE 1177SQM BLOCK WITH DEVELOPMENT POTENTIAL PLUS !!This property is zoned "DEVELOPMENT " - offering the following potential uses: A) The property can be subdivided in to at least 2 lots , potentially more..... subject to planning approval. B) Live in the property and run a business from home (subject to planning approval)C) Lease the whole property for business use (subject to planning approval) or residentialD) Currently approved Change of use for Consulting Rooms only and Single House only. Ideal for medical/Dental consulting use or similar. E) Just live in it! And enjoy your space on one of the largest residential blocks in central Aubin Grove! Features: • Spacious master bedroom with adjoining sunroom/nursery• Extra Large rear second bedroom and spacious third bedroom (this would suit live in grandparents) • Brand New carpets in all bedrooms• Formal sunken lounge with jarrah flooring• Spacious open plan, renovated kitchen and dining area• Additional sunken lounge and bar area with wooden flooring. • Massive undercover area - 14x10m patio- featuring an outdoor spa. • Spacious outdoor area with Glistening pool, shade sail and well established gardens. • Garden Shed • LOG FIRE and reverse cycle AIR CONDITIONING throughout. • 24 SOLAR PANELS • Automatic BORE RETICULATION • ELECTRONIC GATES and INTERCOM • ALARM SYSTEM • Enough secure parking space for yourselves, your guests, a caravan and a boat! • Enough frontage to build a council approved 'granny flat'. • Children can kick a football at the front with sub soil irrigated landscaped front lawn • REDEVELOPMENT POTENTIAL!! A home and investment package in one. Live in now, develop later. Well located close to all amenities: • Less than 200metre walk to reputable Aubin Grove Primary School • 500 Metres to local IGA, Bakery, Restaurants and Take-aways • 1.8KM to Harvest Lakes shopping centre • 2.4KM to Aubin Grove train station • Minutes walk to various parklands With so many options and potentials- this is a rare find ! - Don't miss this wonderful opportunity to own your own slice of Paradise. Call today!