

# 34 Sorbonne Turn, Aubin Grove, WA 6164

## Sold House

Friday, 8 March 2024

34 Sorbonne Turn, Aubin Grove, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Eddie Kong  
0861436154



John Hu  
0425601881

## Contact agent

This Dale Alcock 4 beds, 2 baths and 2 bays garage home is slightly elevated, breezy and has plenty of natural lights. It is approximately 192 sqm under the main roof, spacious and well maintained, offering the options either for investment or own use in the future. It is also well equipped with energy efficient features and improved water quality, such as: - Solar panels appropriately placed for the best result- Solar hot water system with a power booster timer- Main water filtration system

The home is a custom smart design, built to maximize usage of space, contemporary, functionality and practicality ... simply awesome features that make this place called a home. Just to name a few...- Open plan living dining with timber look flooring throughout - The dining area is bright and easy to decorate- Second living area or theater is spacious and it is adjacent to the living area that provide extra space when needed

Kitchen- Modern kitchen system, complete with an island, induction cooktop, dishwasher, oven - Large stone bench top with breakfast bar- Pantry, ample cabinets - Large refrigerator recess - Glass panel splashback provide ample of natural lights A compact scullery provides better kitchen space organization and improved presentation, as well as an enclosed laundry area offering a neat and tidy appearance.

Bedrooms - Master bedroom with his and hers walk-in wardrobes, double vanity en-suite, ample drawers and built in shelves, large shower area with rain bath, full of extras and good to have features for comfort and convenience- 3 other expanded size bedrooms with built in wardrobe and carpeted

Courtyard and Garden - An alfresco area under the main roof and accessible from the living area- Partly paved as well as a section of lawn

Indeed, a great spot for relaxation and entertainment. Other Features - The timber style tiles flooring looks great and easy to take care of- Ducted RC Air con throughout with temperature sensor - Security alarm system- NBN ready- Double lock up garage with storage space. In addition, there is a roller access to the courtyard- Powered roller shutters for selected windows- LED lights throughout

Location, Facilities and Park

The location is conveniently located a few minutes' drive from the Kwinana Freeway and Gibbs Rd, providing easy access to commute. It is less than 1 km away from a local supermarket, shopping area and amenities, within 5 km of the award-winning Cockburn Gateway Shopping City, making it super convenient for your daily needs. A local park is well within walking distance, either to enjoy nature or engage in outdoor recreational activities, it is there for you.

This property is comfortable, contemporary, energy conscious, attention to details and convenient. From an investment perspective, it offers an immediate rental income upon settlement because the property is tenanted until early September 2024. There are not many similar properties in the area, inspection is highly recommended. Please contact Eddie Kong at 0451 125 188 or John Hu 04 2560 1881 for details and arrange an inspection.

Distance and sizes are approximate.

Disclaimers: Please note that some of the photos are artist impressions and for illustration purposes only. For the actual decoration condition please refer to the 3D tour. Information in this advertisement is provided to the best of our knowledge and for reference only, however the information may be subject to change without prior notice. Information herein does not constitute any representation by the Seller or the agent as to its accuracy, and they are expressly excluded from any contract. Interested parties please make your own inquiries and verify the details of any information at your own discretion.