

4/83 Durango Turn, Aubin Grove, WA 6164



Townhouse For Sale

Wednesday, 12 June 2024

4/83 Durango Turn, Aubin Grove, WA 6164

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jason Eldridge

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Early to mid \$400,000

Delightfully overlooking a lovely park, playground and picnic area across the road, this stylish 2 bedroom 1 bathroom two-level townhouse residence is perfectly positioned for modern low-maintenance “lock-up-and-leave” living – and doubles as an astute investment property, for those wanting to reap the rewards of their rental returns. A beautifully-tiled open-plan living, dining and kitchen area is filled with natural light and welcomes you inside, also playing host to a cleverly-concealed European-style laundry – hidden behind double doors. The kitchen itself comprises of a single-door storage pantry, sleek white cabinetry, a breakfast bar for quick bites, tiled splashbacks and quality range-hood, gas-cooktop and oven appliances for the home chef to utilise. Upstairs, the larger master bedroom has its own private balcony, overlooking the splendid parkland. In addition, the second bedroom makes for an ideal study, if you are that way inclined. The light and bright bathroom is made up of a shower, toilet and powder vanity – the latter boasting built-in under-bench storage cupboards. At the rear, a tranquil paved outdoor-entertaining courtyard is complemented by a double-door storeroom and can be seamlessly accessed from the living space. Other sprawling local parks and reserves, bus stops and Aubin Grove Primary School are only walking distance away, as is the magnificent Aubin Grove Sport and Community Facility – right next door to the school. The Harvest Lakes Shopping Centre, Aubin Grove Train Station and the Kwinana Freeway (along with other major arteries) are also just minutes from your front door in their own right. Now this is what you call convenient! Other features include, but are not limited to:

- Portico entry door
- High ceilings
- Recessed wardrobe storage
- Split-system air-conditioning
- Skirting boards
- Easy-care garden beds
- Single carport
- Off-road parking bays only metres away – perfect for your guests and visitors to utilise

Tenanted from 3rd March 2024 - 2nd March 2025 / weekly rent \$480.00 Rates & Local Information: Water Rates: \$ 888.08 (2022/23) City of Cockburn Council Rates: \$1670.00 (2023/24) Primary School Catchment: Aubin Grove Primary School Secondary School Catchments: Hammond Park Secondary College

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.