

# 5/39 Peppermint Gardens, Aubin Grove, WA 6164

Regal Gateway

## Sold House

Friday, 1 September 2023

5/39 Peppermint Gardens, Aubin Grove, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 268 m2

Type: House



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**\$465,000**

Introducing a delightful 3-bedroom, 2-bathroom detached unit nestled in the highly sought-after suburb of Aubin Grove. Boasting a prime location with convenient access to transportation options, the Kwinana Freeway, and just a short drive away from the Cockburn Gateway Shopping Centre, this property offers the perfect blend of comfort and accessibility. Upon arriving, you'll be greeted by the well-maintained exterior, which has been recently painted to provide a fresh and inviting atmosphere. The established reticulated gardens feature potted plants and tasteful wall art, creating a serene outdoor space to relax and unwind. Additionally, a sailcloth provides shade and shelter, allowing for comfortable outdoor enjoyment even on sunny days. One of the standout features of this property is the inclusion of 8 solar panels, harnessing the power of the sun and reducing energy costs. Inside, the unit offers an open main living area layout, flooded with natural light thanks to two sliding doors and the addition of a large window. The living areas are bathed in a warm and welcoming ambiance, creating an inviting space to entertain guests or spend quality time with family. The well-appointed kitchen features ample storage space, stone benchtops, and the convenience of plumbing ready for a dishwasher. The quality tiled bathrooms add a touch of luxury that is not seen in other similar homes. Designed with both aesthetics and practicality in mind, they offer a sleek and modern space for relaxation and self-care. A standout feature of this property is the spacious attic storage with a ladder, providing an additional area to store belongings and keep the living spaces clutter-free. This versatile space offers endless possibilities for customization and organization. To ensure year-round comfort, the unit is equipped with ducted evaporative air conditioning, allowing for efficient cooling during the warmer months. With its prime location near transport options, freeway access, and amenities such as cafes, a gym, pharmacy, and medical center just a stone's throw away, convenience is at your fingertips. Don't miss the opportunity to own a property that offers both comfort and practicality in one of the most sought-after neighborhoods that is Aubin Grove. Strata rates: Approx \$155.26 per qtr Council rates: Approx \$1414 per annum \*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 accept 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. \*Some photo's have virtual furniture staging which are for illustration purposes only