

# 5 Brutia Place, Aubin Grove, WA 6164

## House For Sale

Thursday, 14 December 2023



5 Brutia Place, Aubin Grove, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 652 m2**

**Type: House**



Brian Walker  
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## Offers Over \$779,000

Discover the perfect blend of suburban charm and modern living. This exquisite residence, nestled in one of Perth's sought-after suburbs, offers a lifestyle that seamlessly combines tranquility with convenience. Aubin Grove, known for its family-friendly atmosphere, lush green spaces, and excellent amenities, sets the stage for an idyllic living experience. From reputable schools and parks to shopping centers and recreational facilities, this suburb has it all. Enjoy the convenience of proximity to essential services and the peace of mind that comes with a community-focused environment. This thoughtfully designed home features 4 bedrooms and 2 bathrooms, providing ample space for both relaxation and functionality. With a 2-car garage, convenience meets practicality seamlessly. Situated on a generous 652sqm block, this property offers a harmonious blend of indoor and outdoor living. The spacious layout allows for versatile living arrangements, perfect for families or those seeking room to grow. Discover the potential within the well-maintained interiors and imagine the possibilities in the expansive backyard, featuring a garden shed and with plenty of space for a pool there is endless options to make it your own. Features Include: • Separate Office • Garden Shed • Solar Hot Water System with a Gas Booster • Reverse Cycle Air Conditioning • Kitchen with an island bench, rangehood and dishwasher • Master Bedroom with separate ensuite • Minor bedrooms all with Robes For any further questions or queries, or for inspection times reach out today. **DISCLAIMER:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.