

# 6 Noosa Lane, Aubin Grove, WA 6164



## House For Sale

Wednesday, 17 April 2024

6 Noosa Lane, Aubin Grove, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Scott de Boer  
0433337181

## **\$936K FINAL BID**

For Sale by Open Negotiation - a flexible, transparent online auction. Act now to become qualified and secure this gem before it's gone! The Open Negotiation has begun, and the property can sell at any time. Open to Subject to Finance Buyers. Contact Scott immediately to avoid missing out on this fantastic opportunity! Welcome to your families next home at 6 Noosa Lane Aubin Grove, overlooking Tangle Park and prepare to unwind on your spacious deck amid lush greenery and nature's tranquility. Invest in more than property-a lifestyle of outdoor adventure and community . Live your best life surrounded by nature's beauty at Tangle Park. Here, you'll find a community that values connection, outdoor adventure, and making the most of every moment.QUALITY FEATURES 4 Spacious Bedrooms 2 Pristine Bathrooms Double Remote Controlled Garage Plus Store Room Home Office Open Plan Kitchen, Living and Dining Multiple Living Areas Computer Nook/Activity Security Alarm System Ducted Reverse Cycle 8 Zoned A/C Gas Point OUTDOOR 'OPEN AIR' ATTRIBUTES Tangle Park Private Secure Gate Access to Park Visitor Parking Out Front Alfresco Entertaining Decking Planter Boxes Array of Lush Plants Fixed Shaded Umbrella In Built BBQ & Wooden Bench Space Garden Shed THE LIFESTYLE YOU'LL LOVE LIVING APPROXIMATE TO;PARKS , RECREATION AND OPEN SPACES1m Tangle Park 200m Pearl Flower Park250m Banksia Eucalypt Woodland ParkSHOPPING DESTINATIONS 500m IGA Aubin Grove 1.4km Harvest Lakes Shopping Complex EDUCATION HUBS 1km Aubin Grove Primary School ( Opened 2011, State-of-the-art, award-winning Independent Public School K-Y6 )2.8km Hammond Park Secondary CollegeTRANSPORT1.6km Aubin Grove Train Station 1.6km Access to Freeways ADDITIONAL INFO Built by INVOGUE 2 STOREY DESIGNS 2009 Build Year 429sqm Block 228sqm Living Area307sqm Total House AreaCouncil: Cockburn APPROXIMATE RATESCouncil: \$2,200.00 P/A Water: \$1,419.47 Total for 2022 - 2023 financial year\*\*\* Please Contact Agent for Video Tour Walkthrough\*\*\*Properties of this caliber move quickly. Contact Scott de Boer NOW to learn how to register and qualify if you recognise the value beyond the current bid. Act swiftly to secure your opportunity.