

92 Durango Turn, Aubin Grove, WA 6164



House For Sale

Saturday, 9 December 2023

92 Durango Turn, Aubin Grove, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 432 m2

Type: House



Richard Stacey
0863243601

From \$649,000

Welcome to your future home in the highly coveted Aubin Grove! This 2011-built gem offers incredible potential, whether you're envisioning a perfect family haven or a smart investment opportunity. Take a stroll through the spacious hallway, starting with the elegant master bedroom featuring a walk-in robe and a luxurious ensuite bathroom. Venture down the hall to discover a separate theatre room, perfect for entertainment and relaxation. As you continue, the open-plan kitchen, living, and dining room bathes in natural light, creating a warm and inviting atmosphere. The well-appointed kitchen boasts a 4-ring gas hob, a convenient kitchen island, a designated fridge recess, and ample space at the rear for the kids to play. The backyard is a canvas awaiting your personal touch - a perfect opportunity to create your dream outdoor space.

Key Features:

- Luxurious Main Bedroom with Ensuite
- Three Generously Sized Minor Bedrooms
- Separate Theatre Room for Entertainment
- Comfortable Split System Air Conditioning Unit in Lounge
- Secure Roller Shutters
- Spacious Rear Yard

While the property holds immense potential, it is worth noting that some enhancements are needed, providing you with the chance to add your personal touch. For investors: seize the chance to add this property to your portfolio. Currently tenanted until 11/01/2023 at \$530.00 per week, this residence has the potential to achieve between \$570.00 - \$620.00 per week, subject to works required. Don't miss out on this opportunity to secure a home in a prime location with promising returns! Contact us now to schedule your private viewing.

*Please note that certain areas of the property may be in need of maintenance or repair and may not be in functional condition at the time of settlement.

*Disclaimer: Please ensure you check the property is in the catchment area for local schools. It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Peak Central will not be held liable for any errors in typing or information. Please understand that all information contained in this marketing is considered correct at the time of printing. However, we cannot guarantee that the information will be accurate or up-to-date at the time of viewing or use. Therefore, we recommend that you exercise due diligence when reviewing this material before making any decisions based on the information.