

# 12 Aromatic Cres, Atwell, WA, 6164



## House For Sale

Monday, 28 October 2024

12 Aromatic Cres, Atwell, WA, 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

## Contemporary Comfort on the Corner

Nestled on a commanding corner block and just one house away from the lovely Kinship Park in a quality well sought pocket of Atwell and walking distance to Aubin Grove Train station, shops and restaurants, this exceptional 4 bedroom 2 bathroom single-level quality built Summit Homes will definitely keep the entire family happy, in so many different ways.

To the left of entry, a large home office, a spacious fourth bedroom with built-in wardrobes and a massive master suite with a generous walk-in robe and a private ensuite bathroom can be found.

To the right, the third bedroom has built-in robes, as does an enormous second bedroom. In between, the contemporary main family bathroom helps cater for everybody's personal needs in the form of a shower and separate bathtub. There is also a separate toilet and a hallway storage cupboard, adjacent to a functional laundry with further storage cupboards.

An expansive tiled open-plan living, dining and kitchen area is where most of your casual time will be spent and neighbours a flexible carpeted theatre room the perfect multi-purpose zone. The stylish kitchen itself boasts a pantry, double sinks, sparkling stone bench tops, tiled splashbacks, a microwave nook and modern stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. Outdoors and off the living area, a fabulous covered alfresco encourages year-round entertaining for all involved, within an easy-care backyard setting.

Stroll to fantastic playgrounds and other sprawling local parklands from here, with bus stops, the wonderful lakeside Harmony Primary School, Atwell College, Harvest Lakes Shopping Centre, Aubin Grove Train Station, the freeway, Cockburn Central and so much more all only a matter of minutes away in their own right. Charm, comfort and convenience combine to deliver you one very special property.

### Key Features and Local Amenities:

- Double-door entry porch
- Home office
- Open-plan living/dining/kitchen area
- TV room with a ceiling fan
- Carpeted bedrooms
- Spacious master suite with a ceiling fan
- Robes in every bedroom
- Separate bath and shower in the main family bathroom
- Separate laundry with external/side access for drying
- Separate 2nd toilet
- Reverse Cycle Ducted air-conditioning
- Down lights
- Solar Panel
- Alfresco entertaining also accessible from the home office
- Side garden/tool shed
- Neat and tidy garden and lawn
- Low-maintenance artificial turf and gardens at the rear
- Double lock-up garage with internal shopper's entry
- 282sqm (approx.) of total indoor and outdoor living space
- 519sqm (approx.) corner block
- Built in 2009 (approx.)
- Footsteps away from lush local parklands
- Easy access to local schools
- Metres away from lakes and playgrounds
- Close to public transport and shopping at Harvest Lakes including local cafes like 115 Groundhouse and Degani
- Minutes from the freeway and Aubin Grove Train Station around the corner

Water Rates: Approx \$1,404 per annum

**Disclaimer:**

The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.