

# 20 Monticola Gardens, Aubin Grove, WA 6164

Professionals

## House For Sale

Saturday, 29 June 2024

20 Monticola Gardens, Aubin Grove, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 325 m<sup>2</sup>

Type: House



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## Offers mid to high \$600,000's

Located in Aubin Grove, opposite parklands, close to the Aubin Grove Train Station, Aubin Grove Primary school and in the Hammond Park High school zone. This beautiful home is perfect investment, downsize opportunity or first home. Currently leased till March 2025. Features include: 3 bedrooms, all with built in or walk in robes plus roller shutters to the windows 2 modern and light bathrooms, main bathroom featuring a bath Open plan kitchen, dining and living area all leading onto the alfresco. Kitchen features 900mm stainless steel appliances, stone bench tops, pantry, and breakfast bar. Theatre room separate from the main living Ducted air conditioning - reverse cycle Low maintenance gardens with artificial turf Solar panels Alarm Large Alfresco to the rear. Please note this property will sold as a leased property, currently leased at \$470 per week with a \$47 increase coming in September 2024. DISCLAIMER: The information contained in this description is not based on any independent enquiries or knowledge of the agents, and the vendor & agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own judgment as to these matters.