



# FOR SALE

## \*UNDER OFFER\* PARKSIDE LIVING AT ITS BEST!

Under Offer at the first home open multiple offers received - more properties wanted  
Love the spacious open plan living with a low maintenance block? It's right here for you.  
This modern & trendy three-bedroom, two-bathroom home peacefully located on quiet street in Aubin Grove; within short driving distance to shops, a nice and green park with playground across the road.

Location, location:

- approx. 5min drive to Aubin Grove Train Station, Forrest Lake Shopping Centre, IGA & local schools.
- approx. 15min drive to the beach

Property features:

- Stand-alone house with stunning street-front appeal
- Practical and versatile floor plan
- Nice and big bedrooms, master with walk in robe, other bedrooms with double door built-in robes
- Two designer's bathrooms, master bedroom with an ensuite
- Nice and spacious open plan dining/kitchen/family room with great indoor-outdoor flow
- Well equipped kitchen with ample cupboards and bench space
- Stainless steel appliances to kitchen, including dishwasher
- Separate formal lounge to front provides two separate living zones
- Reverse cycle air-conditioning for all year comfort
- Undercover area to rear for the relaxing alfresco living
- Soaring 31 course high ceilings
- Fully fenced with colour bond fences for top privacy
- No strata fee, no hassle
- Ready to move in anytime

Lock up & leave! Ideal first home, great downsizer, fantastic rental ; plenty options to choose and pick.

Motivated seller, all reasonable offers will be considered!

\*\*Disclaimer: Whilst @ Realty have used our best endeavours to ensure the information contained is true and accurate in preparing this advert, it accepts no responsibility and disclaims

3 BED | 2 BATH | 2 CAR

PRICE:

Under offer - more properties wanted

OPEN FOR INSPECTION:

N/A



**Linda Lee**  
**0448699988**

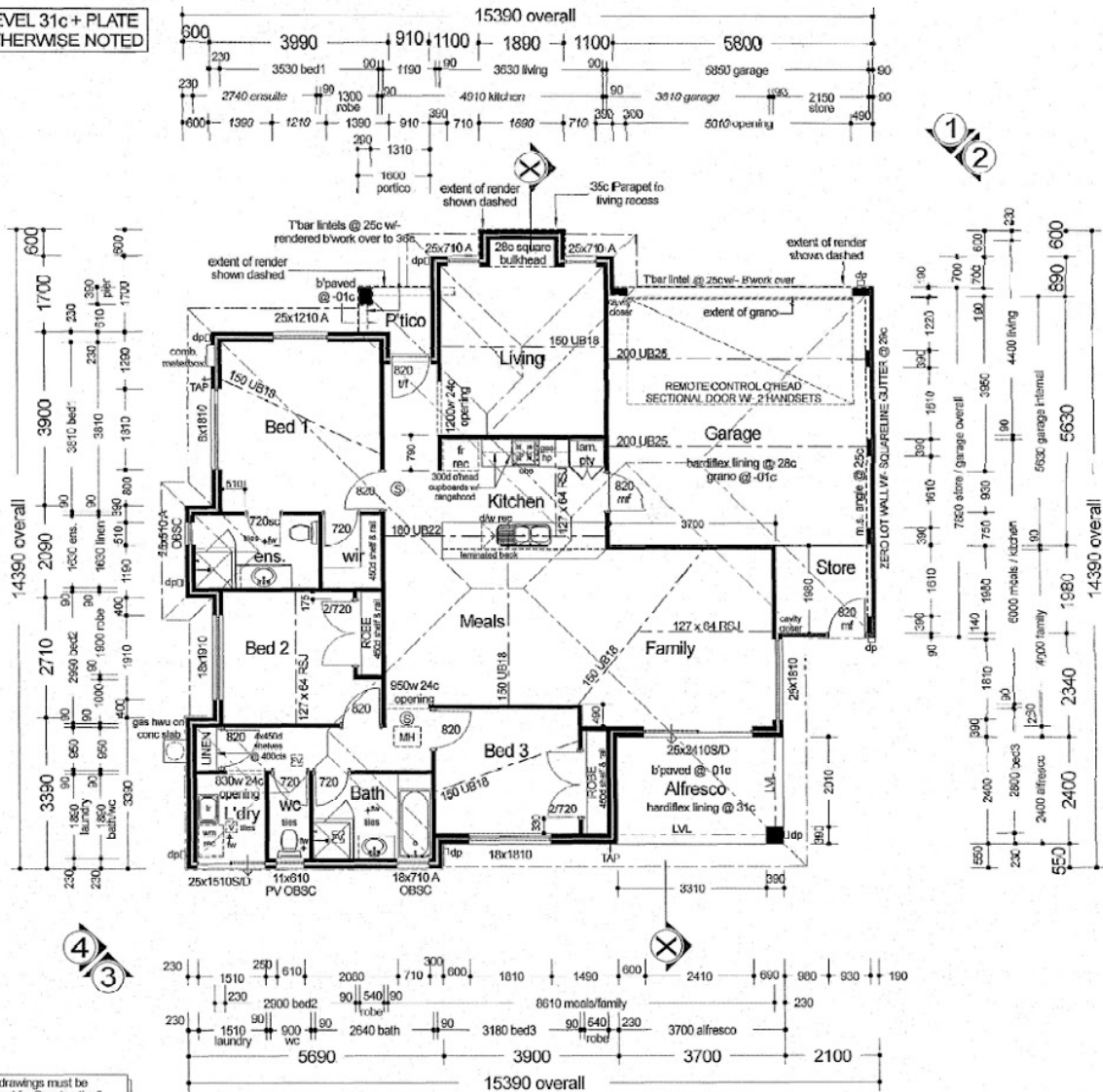
[linda.lee@atrealty.com.au](mailto:linda.lee@atrealty.com.au)

[www.atrealty.com.au](http://www.atrealty.com.au)



290w x 162h x 90 FACEBRICK BLOCKS TO EXTERNAL LEAF.  
BLOCKS ARE TO BE LAID IN THIRD STRETCHER BOND.

CEILING LEVEL 31c+ PLATE  
UNLESS OTHERWISE NOTED



"All construction drawings must be stamped 'Approved for Construction'. If drawings are not stamped, please contact Highbury Homes office before proceeding with ordering, manufacture or on-site construction."

GROUND FLOOR PLAN 1:100

GROUND FLOOR		REVISIONS	
HOUSE	132.38 m <sup>2</sup>	NO.	DATE
GARAGE	34.54 m <sup>2</sup>		
STORE	4.32 m <sup>2</sup>		
ALFRESCO	8.88 m <sup>2</sup>		
PORTICO	2.36 m <sup>2</sup>		
TOTAL AREA	182.40 m <sup>2</sup>		

**HIGHBURY HOMES**  
QUALITY BY DESIGN  
REGISTERED BUILDER NO: 10655  
42 Blackburn Street, Westport, WA 6105 - PO Box 281, Westport WA 6105

HOUSE TYPE:  
UNIT A  
GROUND FLOOR PLAN  
SCALE: 1:100  
DATE: 12/12/2009

PROJECT:  
PROPOSED RESIDENCE FOR  
D J & C K Wilkinson ATFT Wilkinson Hybrid Trust  
PROJECT ADDRESS:  
UNIT A, LOT 161  
Princeton Circuit  
Aubin Grove  
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WIND REGION:  
N1  
SHEET NO. REV.  
2 of 11 0

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.