



SOLD

***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:
\$660,000

OPEN FOR INSPECTION:
N/A



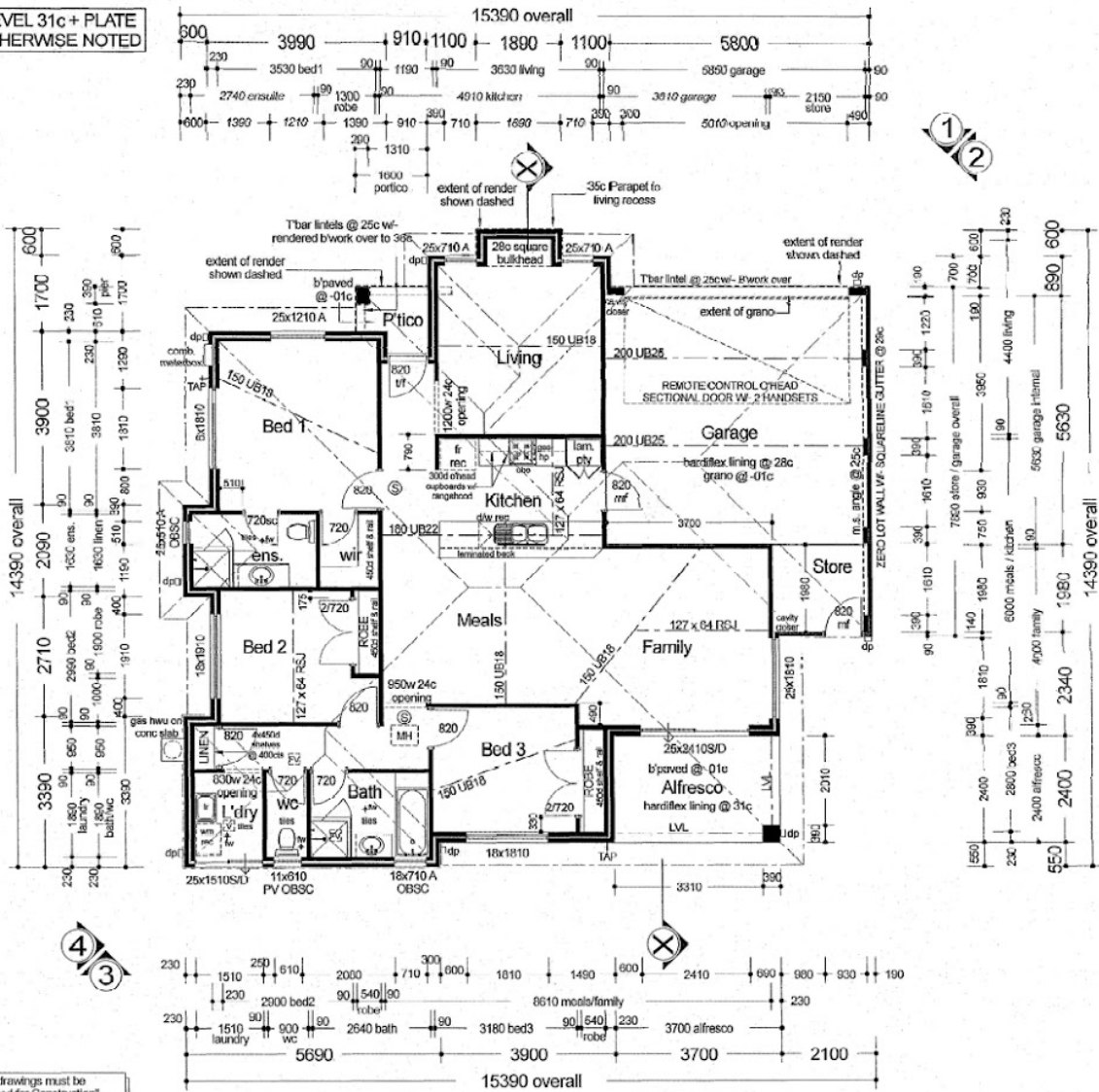
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290w x 162h x 90 FACEBRICK BLOCKS TO EXTERNAL LEAF. BLOCKS ARE TO BE LAID IN THIRD STRETCHER BOND.

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."

230 x 230 FUME VENT
 SMOKE DETECTORS
 NOTE:
 ALL STRUCTURAL WORKS
 (STEEL STRUCTURING &
 TIMBER BEAMS, R.C. SABS
 & FOOTINGS, ETC.) TO
 BE CERTIFIED BY ENGINEER &
 TO ENGINEER'S DETAILS.

GROUND FLOOR PLAN 1:100

GROUND FLOOR		REVISIONS	
HOUSE	132.38 m ²	NO.	DATE
GARAGE	24.54 m ²		
STORE	4.32 m ²		
ALFRESCO	8.98 m ²		
PORTICO	2.36 m ²		
TOTAL AREA	182.40 m ²		

HIGHBURY HOMES
 QUALITY BY DESIGN
 REGISTERED BUILDER RP: 40685
47 Park Street, Westport, WA 6100, PO Box 281, Westport WA 6100

HOUSE TYPE:
 UNIT A
 GROUND FLOOR PLAN
 SCALE: 1:100
 DATE: 12/12/2008

PROJECT:
 PROPOSED RESIDENCE FOR
 D J & C K Wilkinson ATFT Wilkinson Hybrid Trust
 PROJECT ADDRESS:
 UNIT A, LOT 161
 Princeton Circuit
 Aubin Grove
 THIS DOCUMENT IS COPYRIGHT AND MAY NOT BE
 REPRODUCED BY ANY MEANS WITHOUT WRITTEN

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.