

5/9 AUGUSTUS DRIVE, JANE BROOK, WA, 6056



SOLD

YOUR OWN PRIVATE RETREAT. UNDER OFFER

Nestled in the tranquil suburb of Jane Brook, is this immaculate 3-bedroom, 2-bathroom villa offering the perfect blend of modern comfort and serene living. This well-appointed home backs onto Jane Brook Creek and bush reserve and adjoins Augustus Lake and playground.

Set in a quiet complex, it has much to offer including:

- 20 solar panels with inverter and 5kw capacity battery storage- save on your power bills
- Reverse cycle ducted air conditioner
- NBN connected
- Security system
- Double garage with shopper entry
- Insulation throughout including the garage
- Built in robes to all bedrooms with the main offering an ensuite bathroom.

At the rear of this villa is the delightful kitchen, dining and family area with fabulous views on to Jane Brook reserve.

The outdoor entertaining area is private with plenty of room for alfresco dining and relaxing. The home's location has a lovely country feel, with nearby walk trails and bushland, but is only about 10 minutes from Midland and the Swan valley.

It is a real joy to present this villa for sale as it awaits its new owner.

- Lot size 202 sqm
- Floor area 101 sqm
- Garage 32 sqm
- Alfresco 11 sqm
- Store 4 sqm
- Porch 3 sqm
- Total 151 sqm
- Land Rates 2025/26 \$2370.30
- Water Rates 2025/26 TBA
- Quarterly Strata Fees \$192.00

3 BED | 2 BATH | 2 CAR

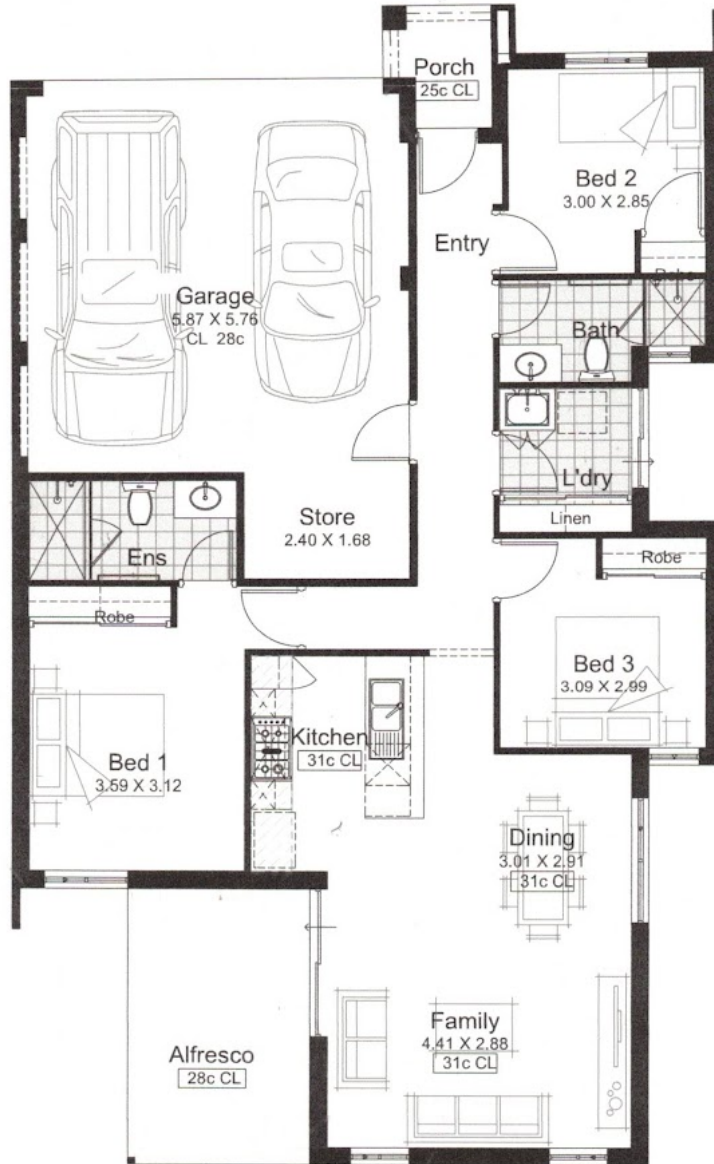
PRICE:
\$780,000

OPEN FOR INSPECTION:
N/A



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UNIT 5
 LOT 2097
 AUGUSTUS DRIVE
 JANE BROOK



FLOOR AREA:	
Floor Area:	101m2
Garage:	32m2
Alfresco:	11m2
Store:	4m2
Porch:	3m2
TOTAL:	151m2

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.

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