

**5 Mugo Lane, Aubin Grove, WA, 6164**

**Regal Gateway**

**House For Sale**

Tuesday, 26 November 2024

5 Mugo Lane, Aubin Grove, WA, 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## NEW TO MARKET NEST OR INVEST

This visually stunning home overlooking a child friendly tree lined park is designed with a contemporary open floor plan creating the perfect living space and combining a multitude of additional features including ducted air-conditioning, modern tones throughout and a sensational outlook.

The accommodation includes a generous theatre/lounge room with French doors, spacious open plan family and meals area and a fully-equipped chef's kitchen. The kitchen offers style, without sacrificing on functionality, and the practical layout allows easy service of the dining area. Extensive storage, appliance cupboard, quality appliances and a large pantry complete this gourmet space.

Three bedrooms offer more than enough space for the family with the added bonus of storage cupboards in the hallway and also includes a king sized master suite, complete with wall to wall mirrored wardrobes and a private ensuite with double basins and shower. The other two minor bedrooms are designed to accommodate queen sized beds and is serviced by the main bathroom with separate shower and bath tub.

The open plan living areas with high ceilings and an array of down lights extend out to a stunning alfresco area complete with lush planting and stunning park outlook which offers huge potential for the ultimate indoor/outdoor lifestyle.

Additional highlights of this property include immaculate presentation, quality flooring throughout the living areas and a large spacious home with the added benefit of still being low maintenance. Parents and grand parents alike can watch the kids play safely from the comfort of their own home, you can't get better than this!

Enhanced by its convenient position, the property offers ultimate family lifestyle with unmatched amenities. Adding to its immense appeal, the property is ideally located over looking serene parklands and within walking distance to local shops, Aubin Grove Primary School, public transport and Aubin Grove Medical Centre.

### ADDITIONAL INFORMATION:

- NOTE: PROPERTY CURRENTLY TENANTED TILL 25/5/25 @ \$600.00 PER WEEK
- NEW RENTAL APPRAISAL - \$670.00 TO \$690.00 PER WEEK
- Built in 2009 by Summit Homes
- 168sqm of internal living space
- Block size 378sqm
- Water rates \$1078.16 per annum approx
- Council rates \$1940.00 per annum
- Security screens
- Ducted reverse cycle airconditioning
- Tranquil park front location
- Additional street parking

Call Samantha on 0403 434 667 to arrange a viewing or attend the scheduled home opens.

I look forward to welcoming you.

NOTE: PHOTOS ARE NOT CURRENT

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