

8 Camden Boulevard, Aubin Grove, WA, 6164

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PROPERTY

House For Sale

Sunday, 3 November 2024

8 Camden Boulevard, Aubin Grove, WA, 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Greg Chapman
0407466502

Spacious family haven with poolside bliss

All offers presented on Tuesday 12th November 2024 unless sold prior.

Price guide and property information pack available 24/7 by sending an email enquiry which will be responded to within 5 mins. Make sure you check your junk email.

The sellers reserve the right to accept an offer prior to the closing date without notice.

Welcome to 8 Camden Boulevard, Aubin Grove-a wonderfully spacious 4-bedroom, 2-bathroom family home that's perfect for entertaining and making memories. Built by Redink Homes, this residence combines modern elegance with practical comfort. The open-plan living area is designed to bring people together, while a separate front lounge provides flexibility as a theatre, games room, or extra family space. Plus, you'll love the gourmet kitchen with its 900mm gas cooktop, electric oven, and convenient dishwasher-ideal for whipping up delicious meals for family and friends.

Throughout the home, quality distressed blackbutt flooring offers a stylish, low-maintenance finish that enhances every room. The master suite is a true retreat, featuring a his-and-hers walk-in robe and a spacious ensuite with a separate toilet. Bedrooms 2, 3, and 4, all with built-in robes, are positioned around a central activity room, giving kids and teens their own dedicated space to relax and play.

Step outside, and you're greeted by a covered alfresco area overlooking a sparkling in-ground pool, perfect for summer fun and weekend gatherings. Practical additions like the double lock-up garage with a shopper's entrance, as well as a grid-tie solar system to help reduce power costs, make this home as functional as it is beautiful.

Situated in the family-friendly community of Aubin Grove, you're close to parks, green spaces, local shopping, and some of the area's top schools. This is more than a home; it's a lifestyle tailored for families who value convenience and community. Don't miss your chance to make it yours-contact us today for a viewing!

Features:

- 4 spacious bedrooms, all with built-in robes
- Open-plan kitchen with 900mm gas cooktop, electric oven, and dishwasher
- Front lounge/theatre/games room for extra flexibility
- Distressed blackbutt flooring throughout
- Master suite with dual walk-in robes and ensuite
- Paved alfresco area for outdoor entertaining
- Sparkling in-ground pool
- Double lock-up garage with shopper's entry
- Energy-efficient grid-tie solar system
- Prime location near parks, schools, and shopping
- Council rates: \$2,342.43 per annum
- Water rates: \$1,437.97 per annum

Don't wait-this beautiful home is ready to welcome you!

Disclaimer: In the preparation of this document, we have exerted our utmost effort to ensure the accuracy and truthfulness of the information provided. However, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may be present. Interested parties are encouraged to conduct their own investigations to confirm the validity of the information contained herein.