



16 Humboldt Entrance Aubin Grove, WA

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CURRENT BID \$440,000

4 X REGISTERED BIDDERS

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

This brilliant location opposite parkland is just a short walk to the shops and bus making it a fabulous first home buy, investment or downsizer!

Situated within the renowned Aubin Grove Primary school zone and with easy access to Cockburn Gateway Shopping Centre, Aubin Grove Train Station and Fiona Stanley Hospital this is an opportunity not to be missed!

Realistic sellers WANT IT SOLD so be quick... you've been warned!!

UNDER OFFER IN 18 DAYS!

Type : House
Sold Date : Monday, 25th January 2021
Land : 420 m2
Building Size : 157 m2

Council Rates : \$1,715.00/year (approx)

Water Rates : \$1,293.00/year (approx)

Brian Devereux

gateway

The floor plan shows a house with the following rooms and dimensions:

- Bed 1:** 3.73 x 3.54 m
- Bed 2:** 3.73 x 2.70 m
- Bed 3:** 3.05 x 3.51 m
- Bed 4:** 2.99 x 3.51 m
- Family:** 6.41 x 5.24 m
- Kitchen:** 2.94 x 2.42 m
- Theatre:** 5.32 x 3.65 m
- Garage:** 5.91 x 5.81 m
- Alfresco:** 3.60 x 3.60 m
- Verandah:** Located at the front entrance.
- Entry:** Located at the front of the house.
- Meals:** Adjacent to the kitchen.
- Bath:** Located near Bed 3 and Bed 4.
- WC:** Two separate toilet rooms.
- En:** Ensuite for Bed 2.
- L'dry:** Laundry area with a washing machine (WM) and dryer (L'dry).
- Shr:** Two shower areas.
- WIR:** Two wardrobes for Bed 1 and Bed 2.
- Robe:** Three robes for Bed 1, Bed 2, and Bed 3.
- Ref:** Refrigerator in the kitchen.
- DW:** Dishwasher in the kitchen.
- Pty:** Pot in the kitchen.
- Linen:** Linen closet near the laundry.

FLOOR PLAN

16 Humboldt Entrance, Aubin Grove

gateway

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