



2 Grampian Crescent Aubin Grove, WA

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## SUPER SPACIOUS, TRANQUIL, CONVENIENT

OPEN SAT 17th 11.30am-12pm

Attention all buyers looking for value! This location is very hard to replicate so TAKE NOTE!

KINGSIZE bedrooms, 4 living spaces (including a separate THEATRE rm), GAMES rm (possible 5th bedroom), STUDY & activity room, SOLAR PANELS and a decent back yard!

The home has an east/west aspect but thanks to the north facing kitchen, family and games area, natural light floods in via the full length windows and doors, making it a beautiful area all year round.

Young kids? Teenagers? one becomes the other I know so the size and layout of this home means you won't outgrow it .....ever!

## Suit buyers above \$1.25m

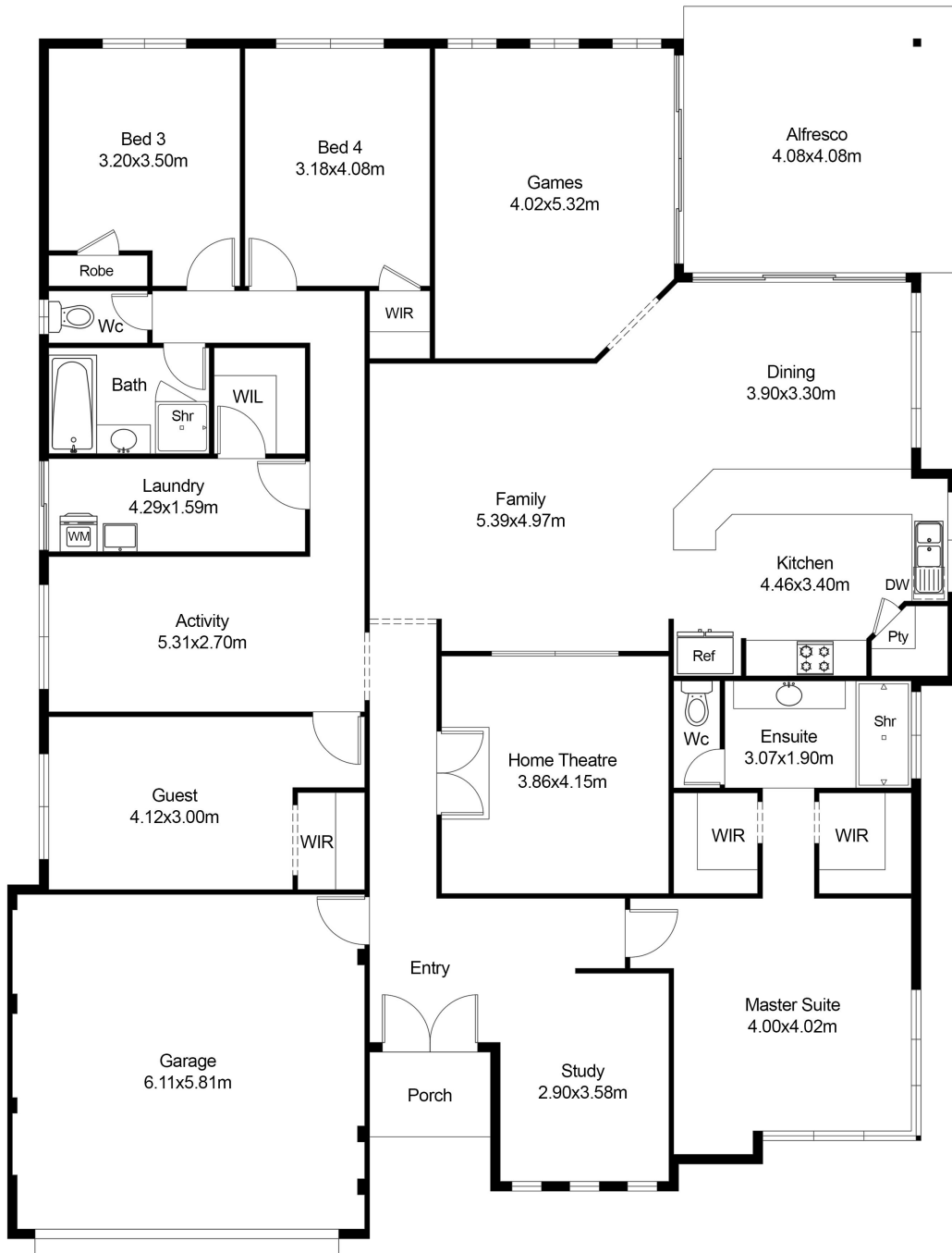
**Inspect** : Saturday, 16th May 2026 11:30 - 12:00  
**Type** : House  
**Land** : 658 m2  
**Building Size** : 252 m2

**Council Rates** : \$2,071.00/year (approx)

**Water Rates** : \$1,254.00/year (approx)

**Brian Devereux**

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## FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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