



32 Ponderosa Road Aubin Grove, WA

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1ST TIME OPEN SUN 17th 11.30pm-12pm

An IMMACULATE home with so many features its hard to know where to start!
VERSATILE is the best way to describe this WONDERFUL family home as large bedrooms, exquisite presentation and EXTRA PARKING combine to entice you!!

Just look at these IMPRESSIVE INCLUSIONS;

- 6.6kw of SOLAR PANELS
- room for a POOL
- DRIVE THRU Garage ACCESS
- 2 EXTRA car bays
- WORKSHOP/STORAGE area
- QUALITY tiling to main areas
- HANDY corner lot
- 100m to bus stop

A great value proposition with features rarely found mean this property provides a perfect solution to those with their own work vehicles, teenagers with cars, nomads with caravans/campers or anyone just wanting to be close to AUBIN GROVE Primary school, public transport

Offers from \$1.15 Million

Inspect : Sunday, 17th May 2026 11:30 - 12:00
Type : House
Land : 551 m2
Building Size : 220 m2

Council Rates : \$2,189.80/year (approx)

Water Rates : \$1,428.26/year (approx)

Brian Devereux

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FLOOR PLAN

Floor Areas

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.

House:	176.696 m ²
Garage:	44.771 m ²
Porch:	3.518 m ²
Total Area:	224.985 m ²

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