

Sold



3 Adromeda Link, Aubin Grove



## The Ultimate Family Oasis

Discover a corner of paradise in this striking four-bedroom, two-bathroom family home, a fusion of style, space, and comfort nestled on a magnificent elevated 641 sqm corner block steps from local parklands.

Upon entering, you're met with the warmth of solid Spotted Gum flooring and to your right, a roomy and stylish study boasting a built-in double-sided desk and cabinetry with plentiful storage space. The main bedroom, also located by the entrance, is an adults' retreat with a customised walk-through of his and her's robes, a fully-tiled ensuite with twin vanities, a double semi-frameless shower, a separate WC, and an indulgent spa bath. Three generous junior bedrooms with built-in robes and shutters ensure plenty of space for the entire family, sharing the well-appointed family bathroom with a separate WC and basin, providing added convenience and privacy.

Continue to the heart of the home, where the spacious open-plan living area unfolds. A clever plinth wall creates a separate space for a games room, or kids activity space while maintaining the flow of the layout. Adjacent, a double-door theatre room, marked by a recessed ceiling and highlight windows, promises countless nights of entertainment. This home also has a spacious spare room (with plumbing) that has side-of-house gated access perfect for a small home business.

The deluxe gourmet kitchen showcases an island breakfast bar, stone benchtops, stainless steel appliances, and an ASKO dishwasher for easy

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<b>Price</b>	SOLD for \$935,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29158
<b>Land Area</b>	641 m2
<b>Floor Area</b>	309 m2

### Agent Details

Ken Yan - 0488 886 698

### Office Details

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clean-ups. A large walk-in scullery with additional stone benchtop space and under-bench cupboards with abundant shelving on both sides of the pantry provides ample storage, enhancing the functionality of the space. Seamlessly extend your living outdoors, stepping onto a generous alfresco under the main roof.

Step outside and let the kids run wild with a wooden cubby house equipped with a slide and sun protection with installed shade sails. Relax and unwind beneath the gazebo in the heated 4-metre-long swim spa, enclosed by glass safety balustrading. A large garden shed provides ample storage for bikes and outdoor equipment.

Thoughtfully crafted with family in mind, this home has additional features, including solar panels, ducted reverse-cycle AC, and high 31-course ceilings. Strategically located, it's just steps from Versailles Park, Aubin Grove Reserve, and Aubin Grove Primary School. Enjoy the convenience of Aubin Grove Train Station and Kwinana Freeway nearby and local shopping amenities.

Come home to a lifestyle where every detail works together to create an environment of sophisticated comfort. Secure your viewing today by contacting Ken Yan of Xceed Real Estate on 0488 886 698.

Features include:

- Four bedrooms, 2 bathrooms, plus study and powder room
- Built-in robes in all bedrooms
- 31-course ceilings throughout
- Elevated 641 sqm corner block steps from parklands
- Luxury kitchen and scullery with stone surfaces and walk-in pantries (2)
- Stainless steel cooking appliances and dishwasher
- Solid Spotted Gum wood flooring throughout
- Home theatre with a recessed ceiling and highlight windows
- Alfresco under the main roof
- Gazebo with swim spa
- Timber cubby house with a slide
- Ducted reverse-cycle air conditioning
- Double lock-up garage (extra height and length)
- Extra internal space for home salon/business
- Gas storage hot water system
- Large garden shed
- Solar panels

Location (approx. distances):

- 50m Versailles Park
- 210m Aubin Grove Reserve
- 460m Aubin Grove Primary School
- 2.2km Woolworths Aubin Grove
- 2.8km Aubin Grove Station
- 3.6km Atwell College
- 6.2km Cockburn Gateways Shopping Centre

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*