



13/46 Gibbs Road, Aubin Grove

Calling all investors

- Currently tenanted until October 2026*




Nestled in the sought-after Aubin Grove community, this modern three bedroom, two bathroom, double garage home offers low maintenance living close to schools, parks and shopping at the Harvest Lakes Village. Commuting to the CBD couldn't be easier thanks to the Aubin Grove train station located just minutes away and escaping to the beauty of Jandakot Regional Park is quite literally on your back door step.

What we love:

- 3 spacious bedrooms, including a master suite with ensuite
- Open plan kitchen, living and dining flooded with natural light and features neutral colours which compliment your decor
- " A low maintenance rear entertaining courtyard backs onto the Jandakot Regional Park —enjoy the perks of being surrounded by nature without the maintenance
- Reverse cycle air conditioning in the living area keeps the house comfortable year round
- Separate laundry offering ample storage
- Double garage with room for storage

Location benefits:

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE

Please Call

AGENTS

Max Sciacca
0436 806 098
max.sciacca@ljhpxp.com.au

AGENCY

LJ Hooker City Residential
(08) 9325 0700

 **LJ Hooker**

- 400m to Harvest Lakes Shopping Centre
- 700m to Aubin Grove train station
- 750m to the Kwinana Freeway
- Jandakot Regional Park on your back door step

Investor appeal:

- Currently tenanted at \$650 per week until 22 October 2026
- Low maintenance
- Sought after location

Act fast as this prime investment opportunity will not last long.

Please note photos were taken prior to tenancy.

Additional Information:

Built: 2015

Land Size: 208sqm

Internal: 112sqm

Council rates: \$1,900 p/a

Water rates: \$1,651.82 p/a

Strata: \$1,018.40 p/qtr (including admin, reserve and gardening)

MORE DETAILS

Property ID	3UZCFGJ
Property Type	House
Including	Ensuite Toilets (2)

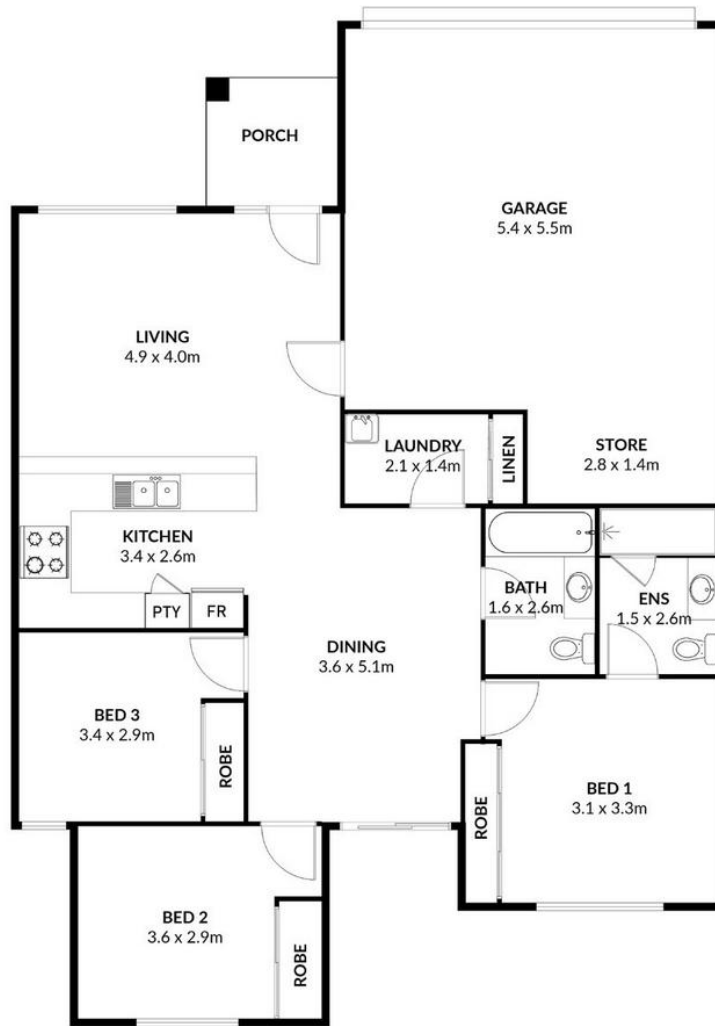
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LJ Hooker City Residential (08) 9325 0700

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Approximate Areas	
Internal Area	105m ²
Garage/Store	38m ²
Total Lot Size	208m ²



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

www.propertyexperience.ljhooker.com.au
www.perthrealestatemedia.com

