

**10 Watervalley Boulevard, Brabham, WA 6055**

**Sold House**

Wednesday, 23 August 2023



10 Watervalley Boulevard, Brabham, WA 6055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 313 m2**

**Type: House**

**\$527,500**

Condit Guelfi team are excited to present this outstanding opportunity to get into this family friendly suburb on the doorstep of the glorious Swan Valley. This lovely low maintenance property has three bedrooms, 2 bathrooms with a good sized family and dining area and a separate theatre/study. Situated within walking distance to Brabham Primary School and close to local parks and shops, this is one not to MISS. Be sure to view the 3D walkthrough.- 3 Bedrooms - master WIR, BIR's to minors- 2 Bathrooms- Lounge/theatre/study - Family/dining- High ceilings- 4 reverse cycle split system air conditioners- Under main roof alfresco- Automatic Reticulation- 6KW solar electricity system- Gas instant hot water system- Gas and sewer connected- Double garage with remote sectional door- Garden shed- Approx 313 SQM Block- Built approx 2017- Walking distance to Brabham Primary School & Brabham Neighbourhood Park- Shire rates approx \$2053 - Water rates approx \$1122- Open by appointment- Be sure to view the 3D walkthrough- Conjunctions welcome from all agents