

# 13 Garigal Street, Brabham, WA 6055

## House For Sale

Tuesday, 21 May 2024



13 Garigal Street, Brabham, WA 6055

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 300 m2

**Type:** House



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## Mid \$600s to High \$600s

This property has been cleverly designed for the home maker who enjoys an outdoor area and small garden to make their own. As you walk down the hall, you step into the open plan living / dining / kitchen area before you make it to the undercover alfresco and adjoining deck area. The courtyard is already green and lush with a scope for someone with a green thumb. The master bedroom has an ensuite with a toilet and shower and all four bedrooms have built in robes. With floorboards throughout and tiled wet areas, the entire house combines style with functionality. The house also boasts a 2 car garage with home and side access as well as a separate laundry. This house is beautifully situated in Brabham which is a flourishing suburb with a lifestyle to be appreciated. This property situated on a quiet street close to parklands, local amenities, shopping centre, gym, cafes, and primary school. With only 20km to Perth domestic and international airports and the arrival shortly of the train line "Metronet", makes this suburb convenient and a great investment! Features that you will enjoy:

- Main bedroom with a walk-in dressing robe and separate ensuite
- 2 double sized bedrooms with built in robes
- 1 queen sized bedroom which is currently being used as a theatre room
- Modern open plan kitchen, dining and family room
- Main bathroom and separate toilet
- Functional laundry with good storage
- Wooden flooring throughout
- Ceiling fans
- Ducted reverse cycle cooling and heating air conditioning system. Oversized Samsung unit with wall mounted iPad, each room has its own control setting.
- Double garage with an entrance door into the house and an exit door to the rear of the house
- Alfresco is under the main roof with a fishpond, lemon tree, climbers and cubby house to the side.

Schools:

- Riverlands Montessori School - 359 Arthur Street Dayton WA 6055 - 2.56km
- Primary Mixed - Non-Government 0-6
- Ellenbrook Primary School - 65 Fortescue Place Ellenbrook WA 6069 - 3.69km
- Primary Mixed Government 0-6
- St Helena's Catholic Primary School - 55 Fortescue Place Ellenbrook WA 6069 - 3.76km
- Primary Mixed Non-Government 0-6
- Alta-1 College - Ellenbrook Campus - 20 Sunray Circle Ellenbrook WA 6069 - 3.78km
- Special Mixed Non-Government
- Swan Valley Anglican Community School - 35 Swanleigh Parade Aveley WA 6069 - 3.89km
- Combined Mixed Non-Government 0-12