

**150 Pannage Way, Brabham, WA 6055**

**House For Sale**

Thursday, 18 April 2024

150 Pannage Way, Brabham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 540 m2**

**Type: House**



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## Contact Agent

What an opportunity!!! Big Family Home with A Big Workshop Ana and Rash from Team Rash - The Agency proudly introduces a sensational property with a big, powered workshop and a separate entrance on a corner block. Built-in 2016 by Smooth Start on a 540 sqm approx. block size with a 227 sqm approx. built-up area. The property faces the opposite bushland which is a delightful evergreen feature. Plenty of street parking available. With the arrival of the 'METRONET' train line shortly and at the doorstep of Swan Valley Winery, the property has a much-desired location. A smooth flow has been implemented in designing this home with kids' bedrooms with an activity area on a separate wing and parents have their privacy allowing a restful retreat time. Perfect for a growing family. Built in 2018 is the big, powered workshop with the dimensions of 6mX6m and the height of 4 m approx. at gable and has a heavy-duty concrete flooring. Situated on the corner of the block with its separate entrance. Property smart features are: • Ducted reverse cycle air conditioning with zonings and a touch screen. • LED downlights for a modern look and savings • Solar system with 18 panels for eco-friendly energy • Rainwater tank with 2.500-litre capacity for watering the garden • Roller shutters to the two front windows for security and privacy • A ceiling fan each in the master bedroom and in the theatre room • Shire rates: \$2415 p.a. approx. Other fabulous features are: • Double garage with 31c ceiling • The open plan area has a 31c ceiling height overlooking the Alfresco • Well-appointed kitchen with island benchtop with a breakfast bar • Separate theatre room for your multi-media entertaining • Parent's master bedroom comes with a good-sized walk-in robe and an ensuite. • Kids' bedrooms are located on a separate wing allowing their privacy • Additional spacious bedrooms have built-in robes. • Activity area for kids to play or study or use as a nursery. • Family bathroom is fitted with a bath, a shower a single vanity, and a separate WC. • Spacious fully fitted laundry with a linen cupboard allows you to do your household chores smoothly. • Alfresco under the main roof and the luscious green lawn in the backyard are perfect place for hosting parties outdoors. Enriched outdoor entertaining lifestyle. • Exposed aggregate concrete paving around the Alfresco. • Big House with low maintenance. Seize this opportunity and make yourself a nice lifestyle at this property. Seeing is believing and request you to view this lovely house with fabulous features. Please contact us. Ana M: 0481 092 390 Rash: 0410 564 761 Brabham is a thriving suburb with many amenities and facilities in the Swan Valley Region. Enjoy being a part of this colourful multi-cultural community. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.