

16 Laura Grange, Brabham, WA 6055

Sold House

Sunday, 22 October 2023



16 Laura Grange, Brabham, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Elizabeth Good
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Marcus Good
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\$760,000

Back on the market! This is your second chance to negotiate your offer on this superior property. Price has been reduced and our sellers are selling! Indulge in the pinnacle of luxury living at 16 Laura Grange, Brabham. This top-end spec house offers an unparalleled combination of comfort and convenience. Thoughtfully designed and crafted with attention to detail, offering the perfect combination of style, functionality, and sophistication. Master bedroom with ensuite, dressing room, large vanity, and top-end fittings, providing a private sanctuary for relaxation and pampering. Family bathroom designed to match the elegance of the master ensuite, creating a luxurious atmosphere. The generously sized bedrooms 3 and 4, ensuring ample space for comfort and personalisation, while bedroom 2, an oversized room with two built-in robes, offering versatility and convenience. Home theatre featuring a barn-style sliding door, creating a cozy and immersive entertainment experience. A well-appointed laundry room with overhead cupboards and a stone benchtop, combining functionality and style and a walk-in linen storage, providing ample space to keep your linens organised and easily accessible. Stylish kitchen with a stone benchtop, overhead cupboards, and a shelved walk-in scullery, offering abundant storage, recess for cold water plumbed-in fridge/freezer, 900mm oven with 5 gas burners, making culinary adventures a delight. A delightful, heated swimming pool with its own water fountain, offering a refreshing oasis for relaxation and entertaining. Veggie planters are located to the side of the house, allowing you to indulge in gardening and cultivate fresh produce. Shed for storage, providing a convenient solution for keeping your outdoor tools and equipment organised. Double garage with extra storage to the rear, ensuring ample space for your vehicles and belongings. Outlet for a plumbed-in fridge in the garage, offering convenience for additional food and beverage storage and an Alfresco area with its own food preparation area, providing the perfect setting for outdoor dining and entertainment. Ideally situated in the sought-after neighbourhood of Brabham, offering a harmonious blend of tranquillity and urban conveniences. Features Include: Neat street appeal Large front door entry High ceilings throughout Plantation shutters throughout Industrial vinyl plank flooring, carpets in bedrooms and theatre room Master bedroom with stylish and modern ensuite and walk-in dressing room Designer kitchen with modern appliances, recess for fridge freezer with cold water outlet, stone benchtops, breakfast bar, overhead cupboards to store all your kitchen needs and a walk-in shelved scullery, luxury at it's finest Stylish sliding barn doors to theatre room and remaining bedrooms Oversized bedroom 2 with 2 built-in robes Bedroom 3 & 4 both with built-in robes and of a good size Powder room Laundry with stone bench top, overhead cupboards, walk-in linen storage and access to rear garden Reverse cycle air conditioning with Panasonic Inverter Heated swimming pool with water fountain and enclosed pool pump and pool heater Veggie planters for the green fingered Garden shed Approx. 1m x 2m Double garage with extra storage at the rear, great for bikes and outlet for cold water plumbed-in fridge/freezer Shoppers entrance from garage Gated side access from front of property Approx. 1.5m Reticulation front and rear of property Hard wired smart security cameras 22 solar panels with 6kw inverter Termi Mesh guarantee till November 2028 Dale Alcock Home 1 minutes' drive to Whiteman Edge Village 3 minutes' drive to the new Brabham Primary School 6 minutes' drive to The Swan Valley Built approx. 2019, Total Living Approx. 199m², Land Size Approx. 450m². The particulars are supplied for information only and shall not be taken as a representation of the seller or its agent as to the accuracy of any details mentioned herein which may be subject to change at any time without notice. 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.