

**18 Throttle Street, Brabham, WA 6055**

**House For Sale**

Wednesday, 3 April 2024

18 Throttle Street, Brabham, WA 6055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Navpreet Singh  
0416377765



Rash Dhanjal  
1300243629

## Fixed Date Sale

Discover the epitome of modern living with this exquisite residence nestled in the vibrant community of Brabham. Crafted by Blueprint Home in 2021, this stunning property offers a harmonious blend of sophistication, functionality, and comfort. Built in 2021 by Blueprint Home Total build area of 213sqm on a generous 375sqm lot Dynamic design with a Colourbond roof Magazine-style kitchen with stone benchtops and double oven Spacious living and dining areas flow seamlessly Luxurious master suite with ensuite and walk-in wardrobe Two additional bedrooms and a secondary bathroom with a bathtub Key Features: As you step inside, you're greeted by an open-plan layout adorned with premium finishes and fixtures, creating a welcoming ambiance that's perfect for both relaxation and entertainment. Retreat to the luxurious master suite, complete with an ensuite featuring an extra-large shower, his and hers bathroom sinks, and a generously sized walk-in wardrobe. Community Amenities: Brabham offers a plethora of amenities and attractions to enrich your lifestyle. Brabham Primary School, located within the community, provides quality education, and fosters a strong sense of community spirit. Moreover, the vibrant multicultural atmosphere and friendly neighbourhood vibe make Brabham an ideal place to call home. Nearby Attractions: For leisure and recreation, residents can explore the nearby Honeycomb Park, a delightful playground for children and families alike. Additionally, the burgeoning Swan Valley Winery, renowned for its international fine dining and exquisite wines, is just a stone's throw away, offering endless opportunities for indulgence and relaxation. Convenience and Connectivity: Exciting developments such as the "Metronet" train line promise enhanced connectivity and convenience, making commuting to Perth CBD and Perth Airport a breeze. With easy access to major roads and highways, the best of Perth is within reach, from shopping and dining to cultural experiences and entertainment. Rental Yield Opportunity: The area promises a robust rental yield, with potential rents ranging between \$650 - \$725 per week, presenting not only a modern family home but also an excellent investment opportunity. Call to Action: Don't miss out on this super opportunity to secure your family home in Brabham. Call Navpreet Singh: 0416 377 765 and Rash Dhanjal: 0410 564 761 today and make this contemporary-style family home yours! This property is on Fixed Date Sale campaign - Offers are now being accepted until the 8th of April, 2024, at 7pm. The seller reserves the right to accept an offer prior to the end date, so act swiftly to secure your piece of paradise in Brabham. 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.