

# 21 Laura Grange, Brabham, WA 6055

## House For Sale

Thursday, 14 March 2024

21 Laura Grange, Brabham, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 343 m2

Type: House



Shane Schofield  
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## Offers from \$589,000

Please come along to the VERY FIRST VIEWING of this delightful home, this Sunday, 17th March from 2pm to 2:40pm. We look forward to seeing you there. Please Note: There will not be any viewings before the first home open on Sunday. You do not need to register to attend just come along on Sunday please. Located in the flourishing suburb of Brabham, this easy-care home offers a blend of contemporary living and convenience on a 343m<sup>2</sup> corner block. Designed to maximise space and functionality, this property boasts a fantastic floorplan that caters to modern lifestyles. At the forefront of the home lies the spacious main bedroom, complete with an ensuite and walk-in robe, providing a retreat from the rest of the house. The heart of the home centres around a galley-style kitchen overlooking a central meals area and living space, perfect for entertaining or daily family gatherings. An expansive open-plan scullery adjacent to the kitchen offers ample storage for both food and larger appliances, ensuring culinary endeavors are a breeze. The laundry is neatly tucked away behind this area for added convenience. A private wing houses two additional bedrooms and a family bathroom, providing privacy and comfort for family members or guests. A versatile room with double doors at the rear of the home offers flexibility, ideal for use as a fourth bedroom, theatre room, activity space or a fantastic home office. Outside, an alfresco area under the main roof beckons for outdoor enjoyment, complemented by a charming lawn area for children and pets to play freely. The rest of the backyard has been paved for easy care, making this property the ideal lock and leave home. Conveniently situated within walking distance to the renowned \$2 million Jungle Park and the new Whiteman Edge Shopping Centre featuring a Coles, specialty shops plus a daycare centre, this property offers unparalleled convenience. Moreover, being nestled in the heart of the coveted Swan Valley region means residents have access to a plethora of award-winning restaurants, art galleries and wineries right on their doorstep. With the upcoming opening of the Ellenbrook railway station, providing easy access to Brabham, connectivity to surrounding areas will be further enhanced. Here are some of the key features: - Built by Celebration Homes in 2019 - Corner block on 343m<sup>2</sup> - Rental return of approx. \$600 to \$630 per week (subject to change) - Easy care front yard with a small garden bed and lawn - Double driveway leading up to a double garage with an electric roller door entry - Single solid front door leading to an entrance hall - The main bedroom is located on the right of the entrance hall - This room is spacious with a lovely picture window overlooking the front yard - The bedroom has a walk-in robe with shelf and rail hanging - This main bedroom has a split system air conditioner for temperature control - The ensuite features a shower, a vanity plus a toilet with extra room for a storage cupboard - The open plan kitchen, meals and living zone is located at the end of the entrance hall - This light filled area has windows all along the East side to allow the morning sun to filter in - There are glass sliding doors on two sides of the meals area to let the outside in, great for entertaining - There is a split system air conditioner in this open plan area for temperature control - The galley style kitchen has stone benchtops and stainless appliances including a 900mm Westinghouse electric oven, a five burner gas Westinghouse cooktop, a overhead rangehood plus a Westinghouse dishwasher - There is a double fridge recess with ample space above - The kitchen features an open scullery to the side of the kitchen with shelving. - At the rear of the scullery is a large wall to wall glass sliding door to let the afternoon light in and give access to the side yard - Tucked behind the scullery is the laundry. This space has a built-in open shelf linen cupboard plus room for a washing machine and dryer - There is a room located at the rear of the home. This room is used as a bedroom but is also situated in an ideal location to become a theatre room, activity room or study area - This room has double doors for a more inviting feel - Bedroom two and three are located down a small hallway and are a generous size - Both bedrooms have single built-in robes and large windows - The family bathroom is located in this same section of the home and features a bath, a shower and a vanity - The home has been painted in a warm neutral colour to co-ordinate with any decor scheme - There is vinyl plank flooring in all the main living zones of the home - There is charcoal coloured carpet in the bedrooms - The home has LED downlights throughout - There are charcoal coloured roller blinds on most of the windows of the home - Outside is a great alfresco area under the main roof plus an extra paved section adjacent - There's a gate from the front yard to access the side yard of the property - There is also a lawn area for the children or fur babies to enjoy - The rear of the property has been paved for easy care - Shire rates are approx. \$2,300.00 per annum (subject to change)\* guide only - Water rates are approx. \$1,100 per annum (subject to change) guide only - This home is located within walking distance to the new Whiteman Edge Shopping Centre with a Coles plus numerous specialty shops - There is a collection of fast food outlets, a petrol station, a gym plus a NIDO day care centre located in this precinct as well - Jungle Park is located just down the road with a massive playground, bbq's and picnic facilities - Situated right in the centre of the renowned Swan Valley wine region - Only 40 minutes to get to the Perth CBD and 25 minutes to

the Perth Airports Whether you're a first-time buyer, investor, or downsizer seeking a vibrant and bustling community with ample space and amenities, this property presents an enticing opportunity to embrace modern living in a thriving locale. 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.