

# 3 Alizarin Grove, Brabham, WA 6055

CENTURY 21. River Residential

## House For Sale

Friday, 5 April 2024

3 Alizarin Grove, Brabham, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 415 m2

Type: House



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## **UNDER OFFER - From \$700,000.00**

In the fast-growing and increasingly popular suburb of Brabham, this is NOT your regular little Lego house - this property is sitting on a decent 415m<sup>2</sup> corner block and is 170m<sup>2</sup> and opposite parkland. Century 21 River Residential is proud to present this stunning 3 x 2 x 2 PLUS study, PLUS huge theatre room. Only one year, old and barely lived in, this beautiful home could be your new home or investment property. Experience the epitome of contemporary sophistication in this meticulously crafted residence, tailored for the astute homeowner or investor who prioritizes excellence and luxury. Step into a bright and airy retreat where sophistication and style are evident in every detail. Walk across the elegant floors that adorn the spacious living areas, feeling the touch of luxury with every step. The modern kitchen overlooking the dining and one living area offers ample storage space, featuring beautiful countertops and equipped with top-of-the-line gas stove top and electric oven. Whether you're a cooking enthusiast or love to host gatherings, this kitchen will inspire your culinary endeavours and enhance your dining experiences. The absolutely huge theatre room could be considered a fourth bedroom or kept as is - large enough for big family gatherings to watch the latest movies. There is even a decent sized light and bright study located at the front of the home. Unwind and relax in the peaceful atmosphere of three generously sized bedrooms, each providing tranquil havens for rest and rejuvenation. Lavish bathrooms offer a sanctuary for self-care, showcasing contemporary fixtures and impeccable craftsmanship. Beautifully presented and maintained, the property has so many features that include, but are not limited to: \* New front security door; \* Shutters installed on the front of the house; \* Open plan kitchen, dining and lounge; \* Massive theatre room; \* Reverse cycle air conditioning in the main and second largest bedroom; \* Large minor bedrooms - can fit a king size bed; \* High ceilings; brand new Bosch dish washer; \* 900mm electric oven; \* 900mm gas stove top; \* Double vanity in ensuite. \* Doggie door; \* Landscaped front gardens and partially landscaped/finished backyard; \* Side gate pedestrian access. There is also plenty of room to put a large gate if you have a boat or a caravan. Well located in a very quiet cul de sac, and opposite parkland, this home would be ideal for a young family or astute investor, as you would be able to obtain at least \$750 to \$800 per week in the current rental market. Short drive to the Brabham shops and the new train station on Drumpelier Drive. In catchment: Ellenbrook Secondary College (4.02km). All Nearby: Brabham Primary School (This is certainly not your average 3 x 2 x 2! Call now to register your interest and get in first! Water rates: \$1185.96 pa Council Rates: \$1,668.98 Disclaimer: The information in this advertisement has been provided by reliable external sources. We do not accept any responsibility to any person for its accuracy. All interested parties should undertake their own due diligence in order to determine the accuracy of this information.