

# 32 Auburn Vista, Brabham, WA 6055

Initiative

## Sold House

Wednesday, 10 April 2024

32 Auburn Vista, Brabham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vish Choudhary  
0861544700

**\$695,000**

A stunning example of modern luxury Living, this gorgeous home built for those who appreciate an easy care lifestyle. The lucky new owners of this Four-bedroom, two-bathroom Plus extra home theatre residence will live along a family-friendly neighbourhood in close proximity to local parks and schools. Be drawn inside where high quality spec, modern décor and neat flooring creates an interior you will never want to leave. The kitchen suite offers 900mm kitchen appliances, plenty of cupboards space and pantry, overlooking the open plan living, kitchen and dining with sliding doors opening up the indoors to the great outdoors. No matter your lifestyle, there is a comfortable gathering space to suit. For privacy, the Master is separated and complete with walk-in robe and a flawless Ensuite offering bath, shower and toilet. The other 3 bedrooms have built-in robes and easy access to the stylish main bathroom with separate shower. As your own summertime sanctuary, the alfresco offers a covered entertaining area, plus relax with minimal chores thanks to an easy-care garden beds. Move in, unpack and relax, this beautifully presented home is ready and waiting for you to indulge in a laid-back life of leisure. From the moment you step through the door it's immediately clear this is a truly special home where no detail has been overlooked. Features Include;- Modern luxury Custom Home- Four Bedrooms- Separate Home Theatre- Beautiful light and cheerful open plan living, dining and kitchen- Spacious and functional kitchen with loads of bench space, cupboards and a 900mm stainless steel stovetop, oven and range hood and plenty of cupboards.- Spacious Master bedroom suite complete with deluxe ensuite bathroom and built in robe- Additional 3 bedrooms complete with built in robes central to the main bathroom- Easy care tile floors in Living and Dining- high ceilings- Ducted Reverse Cycle zoned A/C - Neat alfresco entertaining area with easy care garden beds- Double Lock up Garage with shoppers' entrance- Solar Panels- Custom outdoor seating- Close to the Swan Valley, parks and ease of access to main highways- Built approx. 2022- Security Camera- Council rates \$1,997 approx ( Annually)- Water rates \$1,257 approx ( Annually)- 2 Mins Drive to Brabham Primary School- 2 Mins Drive to Brabham Shopping Centre NOTE : For the Investors looking for a property with maximum rental at approx \$750 per week rent return. Don't miss out on this fantastic opportunity to own a beautiful house in a prime location. Contact us today to arrange a viewing and make this property your own! Contact Vish Choudhary TODAY for more information: P: 0410149536 E: vishal.choudhary@harcourts.com.au 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.