

**44 Lakefield Drive, Brabham, WA 6055**



**Sold House**

Friday, 1 March 2024

44 Lakefield Drive, Brabham, WA 6055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 229 m2**

**Type: House**



Andrew Huggins

0892773555

**\$536,000**

Nestled in the heart of Brabham, this stunning 3-bedroom, 2-bathroom residence offers the perfect blend of comfort, convenience, and style. Live and enjoy the vibrant multi-cultural society of Brabham at the doorstep of the famous Swan Valley Winery and with the arrival of the "Metronet" train line, enjoy the benefits of connectivity to various destinations and hassle-free travel time. Falling under the dynamic City of Swan, Brabham is nestled on the edge of the Swan Valley brimming with wineries, distilleries, restaurants, galleries and picturesque scenery. You're surrounded by nature and excellent parks such as Whiteman Edge Kickabout Oval, Jungle Park Whiteman Edge, Watervalley Boulevard Park + Whiteman Park, featuring wildlife, trains/trams, playgrounds, bush walking and picnic facilities. You have the convenience of the nearby Whiteman Edge Village Shopping Centre and Ellenbrook Central Shopping Centre, and a range of schools, including Brabham Primary School right across the road, plus St Helena's Catholic Primary School and Swan Valley Anglican Community School. 44 Lakefield Drive, Brabham ... the perfect place to call home. The property: • Brick constructed home • Built in 2017 • 3 bedrooms, 2 bathrooms • Low maintenance landscaping • Neutral & modern design with quality fixtures + fittings • Vertical blinds throughout • Oyster style light fixtures • Light filled open plan kitchen, dining & living with DAIKIN reverse cycle air conditioner • NBN ready • Tiles throughout, carpets to bedrooms • Centrally appointed kitchen with breakfast bar, stainless steel appliances, WESTINGHOUSE five burner gas cooktop, built in pantry, double sink with flick mixer goose neck tapware, DISHLEX dishwasher, stone benchtops • Master suite with walk in robe + private ensuite bathroom • Minor bedrooms include mirrored floor to ceiling built in robes • Main bathroom with large shower & separate bath • Laundry with floor to ceiling built in linen press • Separate toilet adjacent to laundry & bathroom • Fully paved courtyard with gated access • Double lockable garage with extra space with storage • Private laneway access • RINNAI B20 gas hot water system • HUNTER reticulation system • 229m<sup>2</sup> Invest or nest - this property is perfect to enjoy yourself or keep the current tenant with an estimated rental return of \$580.00 - \$600.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.