

**44 Watervalley Boulevard, Brabham, WA 6055**



**House For Rent**

Wednesday, 24 April 2024

44 Watervalley Boulevard, Brabham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

**\$720 per week**

This premium family home boasts the perfect combination of luxury with high-end fixtures, and low-maintenance living. Sitting opposite parklands yet convenient to all local amenities, the lifestyle Brabham offers is unmatched, you and your family can enjoy everything the beautiful Swan Valley has to offer with cafes, wineries & Whiteman Park just a short drive or bike ride away. Featuring: \* Master bedroom with generous sized walk-in-robe and modern en-suite with double shower and niche. \* Lovely open plan living, dining & kitchen with high ceilings. \* Sensational kitchen at the hub, offering an abundance of cupboard space, stone benchtops, breakfast bench, quality stainless steel appliances and pantry. \* Well presented family bathroom, boasting modern finishes, shower niche and includes a bathtub. \* Three great-sized secondary bedrooms, all Queen/King sized rooms with robes. \* Large alfresco under the main roof & paved entertainment space flowing perfectly from the living area with triple stacking doors. \* Café blinds & ceiling fan compliment the space. \* Low-maintenance backyard with artificial lawn, fire pit area, and festoon lighting. \* Double garage with shoppers' entry. \* Well-appointed laundry with plenty of storage and cupboard/bench space. \* Cat run/shaded side of home. \* Daikin reverse cycle air conditioning ducted throughout with 5 zones and mobile app. \* 18 Solar Panels with 5.5kw inverter. \* CCTV system with 4 cameras and mobile app. \* Near new family home built in 2021 with high spec, quality finishes and wonderful spacious living, all whilst being nestled on an easily maintainable block. This home is truly fantastic, do not miss this opportunity! Located within arm's reach of the newly opened Brabham Primary School, surrounded by lush parklands and within close proximity to the Brabham Shopping Centre (Whiteman's Edge Village). Ease of access to main arterial roads like Drumpellier Drive to get you straight onto Reid Highway or Gnangara Road. Located within approx 25mins to the Perth CBD or our pristine coastline. NO NEED TO REGISTER TO ATTEND THE ADVERTISED HOME OPEN. NO VIRTUAL OR ONLINE INSPECTIONS. THE PROPERTY MUST BE VIEWED - APPLICATION FORMS WILL BE MADE AVAILABLE AT THE VIEWING. WE DO NOT ACCEPT ONLINE APPLICATIONS. \*\*\* PLEASE SEE IMPORTANT NOTICE AND DISCLAIMER BELOW \*\*\* IMPORTANT NOTICE: The Tenants must make all relevant investigations regarding the phone, internet, and NBN connection type and availability as Ray White Whiteman & Associates cannot guarantee or control telecommunication services. Ray White Whiteman & Associates advises all Tenants to speak to their provider before making an application to lease (if required). DISCLAIMER: Whilst every care is taken in preparing the information in the marketing, Ray White Whiteman & Associates will not be held liable for any errors in the typing of the information. Tenants are required to make their own investigations. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.