

6 Baluran Avenue, Brabham, WA 6055

House For Sale

Friday, 26 January 2024

BARGOTI
REAL — ESTATE

6 Baluran Avenue, Brabham, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Manish Bargoti
0451199947



Rashmi Chaudhary
0451199947

From \$499,000

MANISH BARGOTI! FROM "BARGOTI REAL ESTATE" PROUDLY PRESENTING, 6 BALURAN AVENUE, BRABHAM. This classy street front house will capture your attention as soon as you make your way through the entry. This could be the ideal place that you have been thinking of moving into. Upon entering through the security screen door, you are welcomed by a pleasing sense of warmth and the feeling of HOME. The tiled flooring runs through the living areas with brand new carpet to all the bedrooms. The master bedroom is spacious with a walk in robe and an adjacent ensuite with a toilet and stylish glass framed shower. The other two minor bedrooms are both queen sized with double built-in robes and they share the family bathroom with the bathtub. Making your way further along the home you open out to the open plan kitchen/ dining/ family area with adjacent entertaining courtyard, which is a perfect extension of the living area. The stylish kitchen comes with big size benchtops with breakfast bench overhang, room for the fridge, dishwasher space, double sink, oven and gas cooktop, pantry along with ample under benchtop storage. The rear of the home gets you through to the separate laundry with a good amount of storage and then beyond is the access through to the backyard. You will enjoy a number of nearby amenities including Nido Early School, 7 Day Pharmacy, XO Fitness, Mc Donalds, Whiteman Edge Shopping Centre etc. The location is ideal being close to the upcoming Whiteman Park Station, bus routes 955 from Drumpellier Drive and 353 from Everglades Ave. Features:- Only 8 years young!- Open-plan kitchen/living for communal spaces- Stylishly designed bathrooms- Generously sized bedrooms with built-in robes- LED downlights for a contemporary touch- Brand new carpet in bedrooms- Air conditioning in living for extra comfort- Double lock up garage for convenient parking- Inviting alfresco for outdoor entertaining- Prime location near Whiteman Edge Shopping Centre and Brabham Primary School. Places Nearby (approximate as per google maps):- Whiteman Edge Shopping Centre - 600 m- Brabham Primary School - 1.2 km- Route 955 bus from Drumpellier Drive - 400 m- Nido Early school - 550 m- Byfield Park Basket Ball Court - 250 m- Jungle Park - 450 m- Chocolate Factory - Swan Valley - 5.3 km- Reid Highway - 5 km Block size: 250 sqm approx. Floor Area: 115 sqm approx. Year Built: 2016 approx. Council Rate - \$2,049 p.a approx. Water Rates - \$1,063.20 p.a approx. Don't delay, this property will be in hot demand. Give Manish Bargoti a call on 0451 199 947 or email manish@bargotirealestate.com.au for further information. Disclaimer:***IMPORTANT! PLEASE REGISTER TO ATTEND INSPECTIONS***** For inspection times please click BOOK INSPECTION, enter your details and we will respond instantly! Alternatively, click 'Contact Agent' and we will respond with inspection times. By registering we can keep you informed of any changes to your inspection, so please register today as SCHEDULED INSPECTION TIMES ARE SUBJECT TO CHANGE. Disclaimer: The particulars and photographs shown are for general information purposes only and is based on information provided by the Seller and may be subject to change at any time without notice. Information provided is for general understanding only and to help you assess whether you need more detailed information. All distances are estimations obtained from Google Maps. However, we do not guarantee or warrant the accuracy and completeness of the information provided and interested parties should place no reliance on it and should make their own independent enquiries. Kindly confirm the school catchment zones. Photos are for reference only. Some photos are staged to show the potential of the property. The particulars in the advertisement are not intended to form a part of the contract. Inspection is recommended as we do not guarantee the accuracy and condition of the property as shown in the photos.