

# 9 Dodgers Street, Brabham, WA 6055



## House For Sale

Tuesday, 28 May 2024

9 Dodgers Street, Brabham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



Nicola Lee

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**FR \$689,000**

If you claim to be a savvy investor, you can't miss out on this one! A well-presented, low maintenance, modern property tenanted until November in the sought after suburb of Brabham. The lucky new owner will inherit: 2016 built home with ample kerb appeal Double garage with motorised roller door 300m<sup>2</sup> reticulated block 6kw solar system to assist with savings Open plan living and dining area with modern, light decor Chefs' kitchen with stone bench tops, pendant lights and 900mm stainless steel appliances Large master bedroom with ceiling fan, walk in robe and ensuite Reverse cycle air-conditioning with zoning for all year-round comfort Good sized guest bedrooms with BIRs Stylish monochrome guest bathroom with separate bath and shower plus stone tops Undercover entertaining area with low maintenance back yard Currently tenanted until November Council rates \$2200pa (approx) Water rates \$180 (approx) bimonthly Nestled in the Swan Valley, this area boasts world-class wineries, restaurants, cafes, fresh produce, breweries, distilleries, and arts and crafts. It offers more than just a culinary journey—it's a sensory exploration. With parks, playgrounds, and walking paths nearby, everything you need is conveniently located. It's first come, first served! Reach out today to find out more, Nicola Lee - 0413879151