

**40 Ambersun Avenue, Brabham, WA 6055**



**House For Rent**

Saturday, 9 March 2024

40 Ambersun Avenue, Brabham, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 394 m2**

**Type: House**



Mimma Notaro  
0893883335



Alison Travers  
0893883335

**\$800.00 per week**

Nestled perfectly in the Ariella Private Estate, you will find this 4-bedroom, 2-bathroom residence this is where modern comfort meets suburban serenity. This home offers an oasis of space and style, perfect for those seeking a place to call home. Step into modern living with a stroll to Brabham Primary School and the nearby Shopping Centre, while the exciting Jungle Park waits for some family fun. Plus, picture-perfect Swan Valley and serene parklands are right on your doorstep, providing the ultimate escape. Enjoy easy access to amenities, such as schools and a sporting oval within the estate. Plus "Jungle Playground" located in nearby Whiteman Edge Estate and Ellenbrook Shopping Centre just minutes away, convenience is at your fingertips.

**ACCOMMODATION** 4 Bedrooms 2 Bathrooms Open plan Living area Separate sunken Theatre room Kitchen with shoppers' entry Laundry 2 WC's

**FEATURES** Master bedroom with two spacious walk-in-robos 3 Bedrooms with built in wardrobes Modern bright kitchen with Blanco cooktop and oven Ducted reverse cycle air conditioning throughout Alfresco patio and low maintenance garden Wooden look flooring to main living areas

**LOCATIONS** 270m Brabham Oval 1.0km Whiteman Edge Village Shopping Centre 1.8km Brabham Estate Honeycomb Playground 3.9km Whiteman Park 5.5km IGA Ellenbrook 6.0km Ellenbrook Central Shopping Centre 13.7km Swan Valley Sporting and Community Club 14.9 km Perth Airport 24.8km Perth CBD

**SCHOOLS** 270m Brabham Primary School 1.7km Henley Brook Primary School 3.7km Emmaus Catholic Primary School 5.5km Ellenbrook Secondary College 5.7km Ellenbrook Primary School

To view call Alison Travers to arrange appointment: M: 0424 302 403 E: [rentals@networkexchange.com.au](mailto:rentals@networkexchange.com.au) W: [www.networkexchange.com.au](http://www.networkexchange.com.au)