

**8 Cob Road, Brabham, WA, 6055**

Initiative

**House For Sale**

Sunday, 18 August 2024

8 Cob Road, Brabham, WA, 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## NEW TO THE MARKET!

Stunning 4-Bedroom Home with Large Theatre Room at 8 Cob Road, Brabham

Welcome to 8 Cob Road, Brabham, a standout property on the street. This stunning 4-bedroom home offers a blend of modern luxury and comfortable living, perfect for families and entertainers alike.

Key features include:

- \* 4 Spacious Bedrooms Each room is designed with comfort in mind, providing ample space for relaxation.
- \* Large Theatre Room: Perfect for movie nights or gaming sessions, offering an immersive entertainment experience.
- \* Modern Kitchen: Equipped with top-of-the-line appliances and plenty of storage space.
- \* Beautiful Outdoor Area: A well-maintained backyard perfect for outdoor entertaining or a quiet retreat.
- \* Prime Location: Situated in a peaceful neighborhood, close to parks, schools, and shopping centers.
- \* Grand Entrance: Walk through the double doors into a large, open-plan entrance with polished timber flooring and high vaulted bulkhead ceilings.
- \* Luxurious Master Suite: The spacious master bedroom features premium fixtures, polished timber flooring, a large walk-in robe, and a deluxe ensuite with double vanity, double rain shower heads, and a separate toilet.
- \* Additional Bedrooms: Three double bedrooms, each with walk-in robes, ducted air conditioning, plush carpets, and energy-efficient lighting.
- \* Modern Bathrooms The main bathroom includes a separate shower and bath, a large vanity area, and heat lights for added comfort.
- \* Open-Plan Living The expansive dining area flows into a modern kitchen equipped with high-quality fixtures. The island breakfast bar, which includes the sink area, is perfect for family meals or entertaining guests.
- \* Sunken Theatre Room Enjoy a unique sunken theatre room with bi-fold windows that open to the alfresco area. The built-in stone-top bar adds a perfect touch for entertaining.

Additional Amenities:

- \*Alfresco area
- \*Built-in bar in the theatre room
- \*Dishwasher
- \*Gas hot plate
- \*Reverse cycle ducted air conditioning
- \*Mains reticulation
- \*Security Alarm System
- \*Security Camera
- \*Solar Panels 6.5 kw
- \*Double lock-up huge garage \*2.5 car 3 course raised with epoxy floor & rear access
- \*Heated swimming pool with low maintenance easy care also self injects chemicals into pool
- \*Attic Storage

\*Separate Massive Laundry

\*Downlights

Other Details:

Council rates pa: Approx \$2,624 (annually)

Water raters pa: Approx \$1,250 (annually)

What's Nearby:

- Perth CBD 18km
- Perth Airport 13km
- Brabham shopping centre 1.6km
- Ellenbrook Shopping Centre 5km
- Brabham primary school 1.2km
- Plenty of parklands
- Easy access to public transport 900 metres
- Brabham Primary school Kindy back of the House
- YMCA Brabham Early Learning Centre 500 metres
- Medical Center 1.6 km

Contact Vish Choudhary TODAY for more information:

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If you're interested in viewing this exceptional property, please register your interest today!

Disclaimer:

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