

Lot 1058 Boarding Road, Brabham, WA 6055



House For Sale

Tuesday, 23 January 2024

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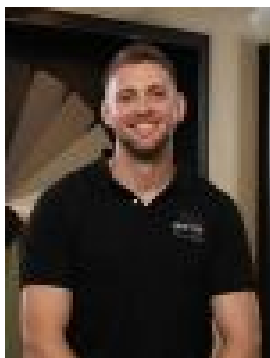
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 263 m²

Type: House



Ryan Sumich
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\$515,680

Nestled 20km from Perth CBD, Brabham offers: Future-proofed homes within walking distance of amenities. Healthcare accessibility with nearby hospitals and planned medical center. Proximity to major hubs, schools, and educational institutions. Education Hub: Brabham Primary School, Brabham East Primary School (opening 2025), and plans for additional schools. Nearby Nido Early School, Ellenbrook Christian College, and Ellenbrook Secondary College. Retail and Dining Delights: Local shopping at Whiteman Edge Village, Brabham Common, Caversham Village, and Ellenbrook Central. Swan Valley's diverse offerings, including farmers markets, cafes, pubs, and winery dining. Effortless Transport Connectivity: Future Whiteman Park Train Station for a quick 25-minute train trip to Perth. Easy access to Reid Highway (3km), Tonkin Highway (7km), and Northlink (8km). Perth Airport just 15km away. In summary, Brabham promises a balanced lifestyle, combining modern living with natural beauty, education, shopping, dining, and seamless connectivity. The well-designed home perfectly balances usefulness with style. The main master suite has its own private ensuite and walk in robe. The minor bedrooms are smartly placed to the rear of the home, away from the master suite for privacy. You'll find extra convenience with a second bathroom connecting the bedrooms and a handy additional toilet. The living spaces flow smoothly around the kitchen. Hosting gatherings is a breeze! Get ready to enjoy a life of comfort and elegance! Contact us today for more info! *Disclaimer: Advertised price is reduced by \$10,000 First Home Owners Grant (eligibility criteria applies). Home Group WA is not the owner of the land and cannot guarantee its price or availability. Home Group WA has been authorised by the landowner to advertise the land as being available at the purchase price specified. The price advertised is an estimate of the costs to build with Home Group WA and separately purchase the underlying land from the owner of the land. The land price component does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Land and building will form separate contracts. Whilst this offer was relevant at the time of the insertion of this advertisement, Home Group WA is unable to guarantee its availability at the time of enquiry, however all attempts will be made to keep information current. Our prices include a provisional sum for siteworks, which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Landscaping is for illustrative purposes only and does not form part of the contract. Where to the best knowledge of Home Group WA, reasonable costing allowances have been determined for Bushfire Attack Level (BAL), Coastal, noise attenuation requirements and / or comply with land covenants and guidelines and have been included in the total advertised price. Where it is not to Home Group WA knowledge as to whether it applies and/or the quantum, these components are not included and may add to the advertised price. The elevation and images depicted in this advertisement are solely for illustrative purposes and are based on display homes and may include features not included in our standard building contracts. The information and estimated pricing is correct at the time of web publishing, but subject to change without notice. Please read our full terms and conditions www.homegroup.com.au/terms for further details. This work or any part of it may not be reproduced or copied in any form without the prior written consent of Home Group. © Home Group Pty Ltd BRN 101180