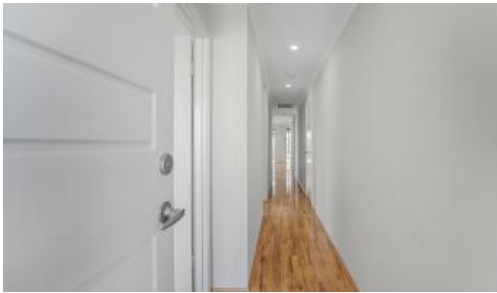


Sold



24 Constable St, Brabham



## Private Estate on the Swan Valley's Doorstep

This gorgeous three-bedroom, two-bathroom home provides a low-maintenance lifestyle for anyone who would love to spend time enjoying the great outdoors. Artificial lawn to the front and rear fits in with the aesthetics of the street, while tastefully arranged river stones and established frangipanis create the feeling of living in a relaxed holiday retreat.

The bedrooms include built-in wardrobes, and the master suite's sparkling ensuite includes a full-width mirror above twin basins. The main bathroom is a more spacious alternative to the ensuite with a sleek bathtub installed separately to the shower.

Daily life is made easy with a stylish, open plan kitchen and dining area, ready for use with a dual sink, dishwasher recess, under-bench oven and 5-burner gas cooktop. The substantial living room adjacent is fitted with LED downlights, and close enough to see from the kitchen while you're cooking up a storm for family and friends. From here, there is a rear alfresco under the main roof, with access to a private gated area for residents of the estate to enjoy.

This 283sqm block in Avonlee Private Estate is ideally placed to maximise enjoyment of the Swan Valley's tranquil bushlands which have been preserved throughout the new suburban development. Constable Street is

3 2 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27275

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

constructed around a collection of green spaces, including beautiful Arpent Park. Local residents can also walk or cycle to the recently completed Ariella Adventure Park with its dragonfly-inspired play structure and shady walking trails.

This rapidly growing suburb has included a shopping centre since 2021, which gives locals suburban supermarket convenience and great coffee right next to Jungle Park. With the ongoing improvements in Swan Valley experiences and produce, plus the MetroNet extension which is due to open in 2024, this home is a tantalising offering for first home buyers, downsizers and young families who love a laid-back lifestyle.

Call Joe Da Mata on 0406 237 964 or Graeme Corey on 0419 902 309 to register your interest today.

#### Property Features:

- 3-bedroom, 2-bathroom home
- Rendered brick and tile elevation with portico entrance
- Master bedroom with twin basins in the ensuite
- Main bathroom with shower and separate bath
- Ducted reverse-cycle air conditioning
- Open-plan kitchen and dining room
- Separate living area with rear access
- Undercover alfresco with gas point
- Laminate timber floorboards, carpets to the bedrooms
- Artificial lawn to front and rear
- Double lock-up garage
- 283sqm easy-care block

#### Location Highlights:

- 750m to Ariella Adventure Park
- 2.5km to Coles Whiteman Edge
- 3.1km to Caversham Wildlife Park
- 1km to Brabham Primary School
- 1.4km to Brabham Early Learning Centre
- 4.9km to Riverlands Montessori
- 4.9km to Ellenbrook Secondary College
- 5km to Ellenbrook Christian College
- 7km to Reid Hwy
- 17.4km to Perth Airport

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*