

11 Rollston St, Brabham







Family-Friendly Home or Ready-Made Investment!

The perfect choice for first home buyers, young families or even downsizers, this easy-care home boasts four bedrooms and two bathrooms, and is only a hop, skip and jump to Brabham Primary School!

You'll love this family-friendly suburb on the cusp of Whiteman Park and the Swan Valley - an idyllic location to raise kids and take advantage of the ever-growing infrastructure supporting the community.

This four-year-old home still feels new, featuring ceramic floor tiling throughout the living and traffic areas, carpets in the bedrooms and modern recessed lighting. Find stone benchtops in the bathrooms and kitchen, ducted reverse-cycle air conditioning and built-in robes in the minor bedrooms. The main bedroom boasts an impressive walk-through robe and an ensuite complete with dual vanities, a shower and WC.

Catering for family and friends will be a breeze, with stainless steel cooking appliances, a dishwasher, a walk-in pantry, and double sinks. The alfresco under the home's main roof offers an all-season outdoor space to entertain or relax. There's plenty of lawn for kids and pets, with room for your landscaping ideas, a pool, a trampoline and play equipment!

4 2 2

Price	SOLD
Property Type	Residential
Property ID	28363

Agent Details

Joe Da Mata - 0406 237 964

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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With a low-maintenance 375sqm block to take care of, you'll have plenty of time to explore your surroundings - several local parks are within strolling distance, including Watervalley Boulevarde Park. Whiteman Edge Shopping Village will take care of your grocery needs and has several takeaway outlets, a pharmacy and other excellent amenities.

With the completion of Ellenbrook and Whiteman Park train stations in sight, improved transport services will further incentivise both owner-occupiers and investors to buy in the area. This property is rented on a fixed-term lease until early February 2023, and the family are keen to stay on - a ready-made investment for your property portfolio!

1 Contact Joe da Mata from Xceed Real Estate today, on 0406 237 964.

Features include:

Four bedrooms, two bathrooms

Brick and iron construction

Double garage with sectional door

East-care 375sqm block

Ceramic floor tiling

Carpets and built-in robes in the bedrooms

Stone benchtops throughout

Stainless steel kitchen appliances

Alfresco under the main roof

Vertical and roller blinds

Recessed lighting

Reticulated front and rear gardens

Ducted reverse-cycle air conditioning

Solar panels

Fixed term tenancy until 06/02/2023

Location (approx. distances):

Brabham Primary School 390m

Brabham Neighbourhood Park 650m

Watervalley Boulevarde Park 185m

Jungle Park 470m

Caversham Wildlife Park 3.3km

Ellenbrook Secondary College 4.4km

Swan Valley Anglican School 3.7km

Whiteman Edge Village 720m

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