







MODERN, LOW MAINTENANCE FAMILY RETREAT!

4 2 2 375m2

Beautifully presented and offering stylish, easy living, welcome to 11 Bromfield Ave, Brabham, – a light and bright modern home featuring all the creature comforts, space, and convenience your family requires. A contemporary, freshly painted home just three years old, enjoy the spoils of a low-maintenance lifestyle, where you can focus on what matters. Right on the doorstep of the Swan Valley, local shopping, schools, parks and Ellenbrook Central, everything is within easy reach, making this the perfect family haven with plenty of room to move.

From the gorgeous street front, step inside to a home of functional design, fresh-faced walls, timber-look flooring and neutral tones throughout. Spacious open-plan living, kitchen and dining areas provide an inviting central heart of the home with a sleek, well-appointed kitchen with stainless steel appliances and a walk-in pantry offering everything the modern chef requires.

Floor-to-ceiling doors and windows bathe this generous zone in ambient natural light. With bifold doors from the kitchen and sliding doors from the living room opening to the exterior, this is a home that efficiently merges indoor and outdoor spaces, creating a fantastic seamless flow in the warmer months, ideal for family-friendly entertaining or quiet relaxation. Bask in easy summertime living in the undercover patio with stylish aggregate paving wrapping around the home. Enjoy weekend breakfasts and evening dinners in the privacy of your sanctuary with a small garden area offering a touch of easy-care greenery.

Off the hallway, four good-size, carpeted bedrooms provide comfort aplenty,

Price	SOLD for $780,000
Property Type	Residential
Property ID	31261
Land Area	375 m2
Floor Area	185 m2

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

the main bedroom boasting a sumptuous ensuite with spa bath, spacious walk-in robes and sliding doors opening to the outdoor area. A second family bathroom and separate laundry with a storage area complete the picture, making this an exceptionally well-designed, easily liveable home.
No stone has been left unturned here. A home boasting fine features and fittings, high ceilings, natural light and stylish appliances, any family will thrive living in this contemporary abode, striking distance to an abundance of amenities including shops, services, parks, and family-friendly attractions including Whiteman Park and Whiteman Edge's Jungle Park. A short drive brings you to Swan Valley's wineries, breweries, family restaurants and upcoming train station, while you are just footsteps from Whiteman Edge Village and Brabham Primary School.
An exceptional low-maintenance family home in a prime location, this is a sensational opportunity for first-home buyers or keen investors. For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on joe@xceedre.com.au or 0406 237 964.

Property Features:

Four bedrooms, Main bedroom features generous ensuite with 24 jet spa bath, walk in robes, sliding doors to exterior, drapes and shears
Three other bedrooms all feature mirrored sliding robes and blinds
Second bathroom with generous glass walk-in shower
Open-plan kitchen/living area with timber look flooring, sliding doors opening to patio
Stylish kitchen with overhead cupboards, walk in pantry, stainless steel appliances, breakfast bar, gas stovetop with overhead lights, bi-fold doors opening to exterior
Outdoor, undercover paved patio with aggregate flooring and lighting
Small garden at rear
Separate laundry with shelved storage
Solar panels and gas hot water system
Ducted reverse cycle air-conditioning
Water filtration system
Double garage with aggregate driveway plus extra high ceiling for 4WD access
Lawn at front of home
Colorbond fencing

Location (approx. distances):

Brabham Primary School 400m
Watervalley Boulevard Park 400m
Whiteman Edge Village 1.1km
Whiteman Park Train Station 1.8km
Henley Brook Primary School 1.9km
Caversham Wildlife Park 3.5km
Whiteman Park 6.0km
Ellenbrook Central 6.2km
Ellenbrook Secondary College 6.9km

Council Rates: $2331 app
Water Rates: $1,153.56 app

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.