

Under Contract



3 Charlton Way, Brabham



## Under Offer - Freshly Updated, Spacious & Versatile in Prime Brabham

Welcome to 3 Charlton Way, a beautifully presented 3-bedroom, 2-bathroom home with an additional theatre room that can easily serve as a fourth bedroom. Set on a 360 m<sup>2</sup> block in the vibrant, family friendly community of Brabham, this residence has been freshly tidied up with improved, low maintenance gardens and brand new energy efficient LED lighting inside and out, making it move in ready and visually appealing.

Step inside to discover a smart, versatile floorplan designed for comfort and lifestyle flexibility. The master suite is positioned at the front, offering a walk-in robe and ensuite with a double shower and dual vanity, the perfect retreat to start and end each day. The two additional bedrooms are well sized with built-in wardrobes and share access to a stylish central bathroom.

At the heart of the home is a galley style kitchen complete with stainless steel appliances, a dishwasher, and generous bench space. The kitchen seamlessly opens to the open plan living and dining areas, an ideal layout for family gatherings and everyday life. The separate theatre room, with double doors adds functionality, perfect for movies, gaming, a home office, or guest space.

Slide open the glass doors to the alfresco area, where the revitalised gardens offer a tranquil outdoor setting for entertaining, all with minimal upkeep.

This home is perfectly positioned to enjoy the best of Brabham. Savello Park

3 bedrooms 2 bathrooms 2 car spaces 360 m<sup>2</sup>

<b>Price</b>	From \$759,000
<b>Property Type</b>	Residential
<b>Property ID</b>	32094
<b>Land Area</b>	360 m <sup>2</sup>
<b>Floor Area</b>	152 m <sup>2</sup>

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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is just 350m away, around a 4-minute walk, offering open green space and playground facilities. Brabham Primary School is approximately 1.2 km or a 3-minute drive, providing a supportive and inclusive learning environment. Ellenbrook Town Centre is about 6 km or 7 minutes by car, with train connections, a variety of shops, cafés, and services. Brabham Town Centre (Whiteman Edge Village) is roughly 2.5 km or 5 minutes by car, featuring Coles, specialty stores, a medical centre, and childcare services. You'll also enjoy being surrounded by landscaped reserves and walking paths, with quick access to Swan Valley attractions.

Only a short drive from 3 Charlton Way, the Whiteman Park Station is now fully operational. Located alongside Drumpellier Drive just south of the Whiteman Park entrance, this modern transport hub offers convenient train services connecting Brabham with surrounding communities such as Henley Brook, Dayton, West Swan, and beyond.

The station also provides easy access for visitors to Whiteman Park and the Swan Valley, two of Perth's premier tourism destinations. With a Concept Master Plan guiding the next 30 years of growth, the precinct is set to see enhanced urban development to the east and expanded recreational and tourism opportunities to the west, all while preserving Whiteman Park's unique environmental and cultural values.

#### Additional Features

Double garage with ample driveway space.

Reverse-cycle air conditioning for year round comfort.

Fresh presentation throughout with thoughtful upgrades.

Move in ready, just unpack and enjoy.

With its blend of space, flexibility, enviable location, and the convenience of an already operational train station nearby, this property won't be available for long.

Water Rates - App \$1,119.72 per annum

Council Rates - App \$2345.00 per annum

☐ Call Joe Da Mata today on 0406 237 964 or email [joe@xceedre.com.au](mailto:joe@xceedre.com.au) to arrange your private inspection.

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