

25 Groundspeed Avenue, Brabham







Welcome to 25 Groundspeed Avenue, Brabham

Built in 2023 and positioned on a generous 383sqm block, this modern four-bedroom, two-bathroom home offers an impressive combination of space, flexibility and easy-care living.

Designed with modern family life in mind, the home delivers multiple living zones, generously proportioned bedrooms, a dedicated study/teacher's room and a separate activity area, providing the flexibility families need as life changes and children grow.

From the moment you step inside, the thoughtful layout creates a sense of space and separation, with plenty of room for everyone to have their own space while still enjoying the connection of the central living areas.

At the heart of the home is a stylish contemporary kitchen featuring gas cooktop, excellent storage and generous bench space, with a practical connection to the adjoining living and dining areas.

Step outside and the home continues to impress. The paved alfresco provides an ideal space for entertaining, relaxing with family or enjoying a quiet afternoon outdoors, while the reticulated, easy-care gardens and lawns mean you can spend more time enjoying your home and less time maintaining it.

WHAT WE LOVE

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Price	Offers
Property Type	Residential
Property ID	33528

Agent Details

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* Four generous bedrooms, all with built-in robes
* Two modern bathrooms
* Dedicated study
* Multiple living zones
* Separate activity area
* Stylish contemporary kitchen with gas cooktop
* Ample kitchen storage and bench space
* Separate laundry with excellent storage and external access
* Reverse-cycle air conditioning
* Paved alfresco for year-round entertaining
* Reticulated, easy-care lawns and gardens
* Double lock-up garage
* Generous 383sqm block
* Built in 2023

DESIGNED FOR THE WAY YOU LIVE

One of the standout features of 25 Groundspeed Avenue is the versatility of the floor plan.

Working from home? There is a dedicated space for it.

Need somewhere for the children to study? The study nook provides an ideal solution.

Want somewhere for the kids to play, teenagers to retreat or guests to relax? The additional activity area adds another layer of flexibility that is often difficult to find in a modern four-bedroom home.

The four bedrooms are generously sized and feature built-in robes, while the multiple living areas allow the family to spread out without compromising on connection.

It is a home that can adapt with you — whether your family is growing, your children are becoming more independent or you simply want more space to work, relax and entertain.

THE HEART OF THE HOME

The contemporary kitchen is designed to be both stylish and practical, with a gas cooktop, generous storage and excellent connection to the main living areas.

It is the kind of space that naturally becomes the centre of family life, whether you're preparing dinner while the kids are doing homework, entertaining friends or enjoying a relaxed weekend breakfast.

From the kitchen and living areas, the home flows naturally towards the paved alfresco and backyard, creating an easy indoor-outdoor connection.

EASY-CARE OUTDOOR LIVING

The backyard has been designed with lifestyle in mind.

The paved alfresco provides a comfortable space for outdoor dining and entertaining, while the reticulated lawns and gardens keep maintenance to a minimum.

For busy families and professionals, that means more weekends enjoying the space rather than spending them maintaining it.

BRABHAM ON YOUR DOORSTEP

Positioned in one of Brabham's most convenient pockets, this home places you close to schools, parks, playgrounds, shopping and the recreational attractions of Whiteman Park and the Swan Valley.

Maarakool Primary School is located on Groundspeed Avenue, while Brabham Primary School is approximately 640m away. Ellenbrook Secondary College is approximately 4.55km away.

You'll also have easy access to local parks, playgrounds, walking paths and Whiteman Edge Village, providing convenient access to shopping, cafés, services and everyday essentials.

The wider area continues to benefit from improved connectivity, including access to the Morley–Ellenbrook rail line, making travel to Perth and surrounding suburbs increasingly convenient.

A HOME FOR TODAY — AND THE YEARS AHEAD

Whether you're a growing family looking for more space, a professional wanting dedicated work-from-home areas, a first-home buyer searching for a modern home or an investor looking for a versatile four-bedroom property, 25 Groundspeed Avenue offers the flexibility to suit a wide range of buyers.

Modern without being excessive. Spacious without being difficult to maintain. Flexible enough to adapt as your needs change.

This is a home designed around real family life, in a location that continues to offer an enviable lifestyle.

We invite you to come and experience 25 Groundspeed Avenue for yourself.

For more information or to arrange a private viewing, please contact **Joe Da Mata on 0406 237 964** or **joe@xceedre.com.au**.

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