

Just listed



86A Brooklands Drive, Henley Brook



## Low Maintenance Living in Henley Brook

**\*\*To enquire about inspection times for this property, please click Contact Agent to register your interest. You will then be notified when an inspection time is created\*\***

Be the first to call this brand new one bedroom, one bathroom home yours, offering a fresh, modern and low-maintenance space in the growing Henley Brook community.

Designed with easy living in mind, the open-plan layout combines the living and bedroom area into one bright and functional space, with neutral finishes throughout making it easy to furnish and make your own.

The separate kitchen is well equipped with a gas cooktop, oven, dishwasher and stainless steel sink, along with practical bench and cupboard space for everyday cooking.

The bedroom features a built-in wardrobe, split-system air conditioning and sheer curtains, with a sliding door providing direct access to the private drying area.

The modern bathroom continues the clean, neutral finishes found throughout the home and incorporates the laundry, making clever use of the available space.

Outside, the home has its own private paved courtyard, giving you a spot to sit outside without the maintenance of a traditional backyard.

Ideal for a single person or couple looking for a brand new, private space

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|----------------------|----------|
| <b>Price</b>         | \$500.00 |
| <b>Property Type</b> | Rental   |
| <b>Property ID</b>   | 33772    |

### Agent Details

Charlie Mitchell - 08 9207 2088

### Office Details

Xceed Real Estate - Property Management  
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that's easy to look after.

Property features include:

Brand new one bedroom x one bathroom  
Open-plan bedroom and living area with split system AC  
Built-in linen cupboard  
Combined laundry and bathroom  
Modern, neutral finishes throughout  
Private entrance  
Private paved courtyard/drying area  
Low-maintenance living  
Street parking only, no garage or allocated car bay

Please note: This is a dual-key property. The neighbouring residence at 86 Brooklands Drive is a separate dwelling located under the same roof, with its own private entrance and living areas.

Location

Henley Brook gives you the best of both worlds, with a quieter residential setting while still being close to the shops and everyday amenities of Ellenbrook and Aveley. The home is also positioned on the doorstep of the Swan Valley, with its cafs, restaurants, wineries and weekend destinations all within easy reach. Swan Engage  
Henley Brook Primary School located within the local community Henley Brook  
Easy access to Ellenbrook Central, with Coles, Woolworths, ALDI, Kmart, Big W, cafs, dining and specialty stores Ellenbrook Real Estate  
Close to local parks and recreation spaces, including Wongin Park  
Convenient to Aveley and Ellenbrook for additional shopping and services  
Easy access to the Swan Valley and its wide range of cafs, restaurants, breweries and wineries Swan Engage  
Well positioned for access to surrounding areas via Gngangara Road and Tonkin Highway

Please note - the front landscaping has been digitally enhanced for advertising purposes.

Please note - there is no garage or allocated car bay (including the driveway)

Available: NOW

Lease term: 12 months minimum

Please include a cover letter in your application.

Please attend the home open under the name you intend to apply with.

If youre viewing the property on behalf of someone else, make sure youre registered to attend using your own details, as you wont be able to submit an application unless your attendance has been recorded.

Life is better with Xceed!

*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.*