

Sold



13 Battery Street, Brabham



## Immaculate 4x2 Family Home

This immaculate family home is just 3.5km from Whiteman Park and Ellenbrook Central Shopping Centre. Boasting four bedrooms, two bathrooms and an extra-large 678sqm block, it won't be available for long!

Beautifully presented inside and out, the home features polished concrete flooring throughout, with carpets to the bedrooms and theatre. Two separate living areas provide space for every family member, and the fantastic paved alfresco under the main roof has been extended to incorporate a wraparound pergola.

The sleek kitchen offers white cabinetry, glass splashbacks and stainless steel appliances, including a dishwasher, electric oven and cooktop, and canopy rangehood. Stylish pendant lighting sits above the large island breakfast bar, where you overlook the open-plan living and dining area and through to the alfresco beyond.

The bathrooms are contemporary in design and colour scheme, and the laundry is equipped with cabinets above and below the bench.

Freshly painted throughout, the home is light and bright and includes 'extras' including solar panels, ducted reverse-cycle air conditioning throughout and built-in speakers to the living area.

The kids - and pets - will love the roomy backyard, which has room for a pool (subject to council approval), trampoline, swing sets and more. Reticulated, easy-care gardens virtually look after themselves so you can relax and enjoy this sensational entertaining space!

🛏 4 🗺 2 📏 678 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26650
<b>Land Area</b>	678 m2
<b>Floor Area</b>	185 m2

### Agent Details

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088



Perfect for families and first home buyers, this exceptional home is metres from Savello Park and a kilometre from the new Brabham Primary School. Proximity to arterial roads, including West Swan and Gngara Roads and Reid Highway, ensures easy commuting wherever you need to go.

Don't miss this one - contact Liz Stewart from Xceed Real Estate today, on 0422 247 321 and secure this home for your family.

Features:

- Four bedrooms, 2 bathrooms
- Large 678sqm block
- 2 living areas - family and theatre
- Contemporary render and Colorbond elevation
- Double lock-up garage
- Polished concrete floors (carpets to bedrooms)
- Built-in robes (walk-in to master suite)
- Alfresco under the main roof, plus pergola
- LED downlights throughout
- Ducted reverse-cycle air conditioning
- Fantastic kitchen with stainless steel appliances
- Spacious backyard with reticulated gardens
- Solar panels

Location:

- 130m to Savello Park
- 750m to Brabham Primary School
- 3.5km to Ellenbrook Central Shopping Centre
- 3.5km to Whiteman Park
- 3.2km to Ellenbrook Christian College
- 3.5km to Ellenbrook Secondary College
- 3.7km to Riverlands Montessori School
- 1.7km to Whiteman Edge Shopping Centre

*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.*