

Sold



12 Wandsworth Ave, Brabham



## Family Friendly with Perfect Placement

Tucked into a low-traffic street in the middle of Brabham, this quiet 4-bedroom property is ideal for a young family or downsizers to enjoy.

The distinctive red front door leads to a space for families to play, plan, and relax. Communal areas include a roomy living/dining area with aircon, outdoor access and sleek flooring, perfect for pairing with a cosy rug or indoor cubby. A versatile kitchen is found towards the rear of the home, ready for early breakfasts or weekend baking. It includes a fabulous 5-burner cooktop, and the set-and-forget ease of a dishwasher makes mealtime clean-up a breeze.

The master bedroom with mirrored robes and reverse-cycle air conditioning, and the impeccably-styled ensuite is ready to match any décor. The main bathroom has similarly elegant fixtures complemented by the warm, nature-inspired tones, and two of the bedrooms are fitted with carpets and built-in robes.

Outside time is a joy with an alfresco under the main roof for all-weather entertaining. On fine days, the backyard lawn is a pleasure for kids, pets, or adults wanting a quiet moment with a locally-sourced cheese plate and a cheeky Swan Valley vino. Tools for the garden can be kept in the nearby shed, and the greenery in the bordering garden is cleverly contained by a chic

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27371

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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potting arrangement. A double garage to the front is perfect for up to two cars, and the MetroNet extension and ongoing developments in public transport offer ever-improving options.

This home is close to the all-abilities play at Livvi's Place, as well as a Kickabout Oval, schools, shops and regional gourmet delights. With a rental vacancy rate below 1%, current homeowners or investors would be wise to consider the long-term benefits of owning this place.

Call Joe Da Mata on 0406 237 964 to view.

#### Property Features:

- 4-bedroom home perfect for young families, downsizers and investors
- Master bedroom with BIR and ensuite
- Main bathroom with shower and separate bath
- Split system air conditioning
- Open-plan living/dining area
- Well appointed kitchen to the rear of the home
- Alfresco under main roof
- Lush backyard lawn
- Double lock-up garage
- 300sqm low maintenance block

#### Location Highlights:

- 270m to Livvi's Place All-Abilities Playground
- 1.3km to Coles Whiteman Edge
- 1.8km to Caversham Wildlife Park
- 850m to Brabham Primary School
- 1.5km to YMCA Brabham Early Learning Centre
- 3.7km to Riverlands Montessori
- 4.8km to Ellenbrook Secondary College
- 4.9km to Ellenbrook Christian College
- 4.8km to Reid Hwy
- 10.5km to Guildford
- 15.6km to Perth Airport

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