

Sold



34 Watervalley Boulevard, Brabham



## Near-New Parkside Family Haven

UNDER OFFER!

Introducing an immaculately presented family residence, constructed in 2021 to exacting standards. Ideally suited for growing families seeking a well-connected location, this four-bedroom, two-bathroom home on the doorstep of the Swan Valley boasts an array of impressive features.

Step inside to discover expansive open-plan living and dining areas, graced with marble-style ceramic floor tiling, setting an elegant tone that flows throughout the home. For those quieter nights in, the dedicated home theatre, comfortably carpeted, invites relaxation and entertainment in equal measure. Sleeping arrangements are generously catered for with built-in robes provided in the minor bedrooms, while the main bedroom indulges its occupants with a spacious walk-in robe and private ensuite bathroom.

Attention to detail is evident in every corner of this home, especially the beautifully-appointed kitchen, which showcases a large island bench, gas hob, an under-bench electric oven, and a separate scullery area. This extra space is the perfect pantry and appliance storage zone, equipped with additional double sinks and a dishwasher recess - a thoughtfully-designed space for the home chef.

Location-wise, this residence enjoys an enviable position directly opposite Watervalley Boulevard Park. A short walk will lead you to the adventure-

 4  2  2  412 m<sup>2</sup>

<b>Price</b>	SOLD for \$682,000
<b>Property Type</b>	Residential
<b>Property ID</b>	29093
<b>Land Area</b>	412 m <sup>2</sup>
<b>Floor Area</b>	249 m <sup>2</sup>

### Agent Details

### Office Details

Xceed Real Estate - Sales  
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REAL ESTATE

filled Jungle Park Whiteman Edge, a family favourite. For more exploratory weekends, the attractions of Whiteman Park, Caversham Wildlife Park, and Swan Valley are conveniently close. Essential amenities are easily accessed with Ellenbrook just a few minutes away, and the rapidly progressing Metronet Whiteman Park Station will be a game changer for your commute to Bayswater and beyond.

For a harmonious blend of style, functionality, and location, make this home yours by contacting Simar Singh from Xceed Real Estate on 0433 767 296 today.

Features include:

- 2021-built 4x2 family home
- 412sqm block opposite Watervalley Park
- 190sqm internal living area
- Two internal living areas, including a theatre
- Marble-look floor tiling throughout
- Matt black tapware and door hardware
- Large alfresco under the main roof
- Built-in robes and carpets in bedrooms
- Ducted reverse-cycle air conditioning
- Stone bench surfaces throughout
- Semi-frameless shower screens
- Recessed LED downlights
- Double lock-up garage with store area
- Easy-care gardens with artificial lawn
- Solar panels

Location (approx. distances):

- 400m Brabham Primary School
- 960m Brabham Primary School kindy
- 840m Jungle Park Whiteman Edge
- 2.2km Whiteman Park
- 2.0km Metronet Whiteman Park Station
- 1.2km Whiteman Edge shopping village
- 6.0km Ellenbrook Central Shopping Centre
- 3.6km Swan Valley Anglican School
- 4.5km Ellenbrook Secondary College

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Disclaimer: The information provided herein has been prepared with care; however, it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.

\* Interested parties must be sure to undertake their independent enquiries

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