

Sold



15 Perlis Road, Brabham



## Tranquil family charm

Set on the cusp of the Swan Valley, this charming four-bedroom, two-bathroom home is deceptively spacious once you wander beyond the sleek rendered façade. This tranquil neighbourhood is rapidly becoming known as one of the most affordable options for families, downsizers and professionals seeking modern and low-maintenance living. Excellent transport links add to the appeal thanks to the easily accessible Tonkin Highway and Reid Highway and the new Metronet line, having you in historic Guildford, Midland, Morley, the Perth Airport and Perth's CBD in no time.

Spacious open-plan living and dining features a modern kitchen with a generous breakfast bar inviting your loved ones to mill around, unless you're enjoying year-round alfresco dining. There's absolutely no work required on this home, with the low-maintenance garden and chic interior bound to suit any furnishings.

Occupying a 310sqm easy-care block, this modern home is the perfect investment and also an excellent option for FIFO workers given the low-maintenance appeal and direct link to the Perth Airport.

Falling under the dynamic City of Swan, Brabham is nestled on the edge of the Swan Valley brimming with wineries, distilleries, restaurants, galleries and picturesque scenery. You're surrounded by nature and excellent parks such as Whiteman Edge Kickabout Oval, Jungle Park Whiteman Edge, Watervalley Boulevard Park and Whiteman Park, featuring wildlife,

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**Price** SOLD for \$590,000  
**Property Type** Residential  
**Property ID** 29865

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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trains/trams, playgrounds, bush walking and picnic facilities. You have the convenience of the nearby Whiteman Edge Village Shopping Centre and Ellenbrook Central Shopping Centre, and a range of schools, including Brabham Primary School a stroll away, plus St Helena's Catholic Primary School and Swan Valley Anglican Community School.

With such broad appeal, homes like these rarely stay on the market for long. Please don't hesitate to contact Joe Da Mata on 0406 237 964 to arrange a viewing today.

Features include:

- Four bedrooms, two bathrooms
- Open-plan living and dining
- Alfresco dining in a paved patio under the main roof
- Kitchen with a breakfast bar with seating, dual sinks and a gas cooktop
- Primary bedroom with a walk-in robe and an ensuite
- Main bathroom includes a bathtub
- Separate laundry with storage and external access
- Ducted air-conditioning
- Solar Panels
- Easy-care tiles in the living spaces, carpet in the bedrooms
- Stylish décor throughout
- Low-maintenance garden with a garden shed
- Double lock-up garage with additional parking
- 310sqm block, 129sqm of living space
- 2017 brick/render and tile construction

Location (approx. distances):

- 300m to Whiteman Edge Kickabout Oval
- 550m to Jungle Park Whiteman Edge
- 600m to Brabham Primary School
- 750m to Whiteman Edge Village Shopping Centre
- 800m to Watervalley Boulevard Park
- 3km to the Swan Valley
- 3.5km to Whiteman Park
- 4.9km to St Helena's Catholic Primary School
- 5.1km to Swan Valley Anglican Community School
- 5.6km to Ellenbrook Central 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.*