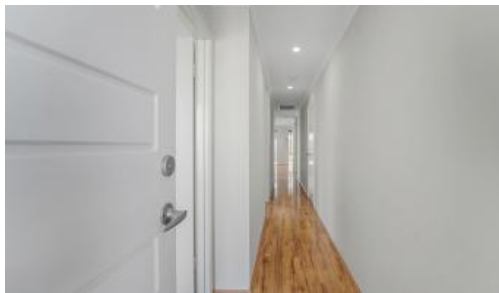


Under Contract



24 Constable Street, Brabham



Private Retreat at Swan Valley's Doorstep

This stunning three-bedroom, two-bathroom residence offers a low-maintenance lifestyle, perfect for those who cherish outdoor living. Featuring artificial turf in both front and rear yards, the property harmonizes with the neighborhood's aesthetic. The front garden is adorned with tastefully arranged river stones and established frangipanis, evoking a serene, vacation-like ambiance.

The bedrooms come with built-in wardrobes, and the master suite boasts a sparkling ensuite complete with a full-width mirror above twin basins. The main bathroom provides a spacious alternative to the ensuite, featuring a sleek bathtub separate from the shower.

Daily living is simplified with an elegant open-plan kitchen and dining area, equipped with a dual sink, dishwasher recess, under-bench oven, and 5-burner gas cooktop. The adjacent living room, enhanced with LED downlights, offers a cozy space visible from the kitchen—ideal for entertaining. At the rear, enjoy an alfresco area under the main roof, with access to a private gated space for estate residents.

Set on a 283sqm block in Avonlee Private Estate, this home is perfectly positioned to take advantage of Swan Valley's preserved bushland. Constable Street is surrounded by green spaces, including the picturesque Arpent Park. Residents can also walk or bike to the newly completed Ariella Adventure Park, featuring a dragonfly-inspired play structure and shaded

3 2 2 283 m²

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|----------------------|--------------------|
| Price | From \$649,000 |
| Property Type | Residential |
| Property ID | 30819 |
| Land Area | 283 m ² |
| Floor Area | 121 m ² |

Agent Details

Joe Da Mata - 0406 237 964

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walking trails.

Since 2021, the suburb has been enhanced with a local shopping centre, offering suburban supermarket convenience and excellent coffee near Jungle Park. With ongoing improvements in Swan Valley experiences and produce, plus the upcoming MetroNet extension set to open in 2024, this property is a fantastic opportunity for first home buyers, downsizers, and young families seeking a relaxed lifestyle.

For more information, contact Joe Da Mata at 0406 237 964.

Property Features:

3 bedrooms, 2 bathrooms
6.6 kw solar system with 16 Panels
Rendered brick and tile façade with portico entrance
Master bedroom with ensuite featuring twin basins
Main bathroom with separate shower and bathtub
Near new ducted reverse-cycle air conditioning
Near new carpets in all bedrooms
Open-plan kitchen and dining area
Separate living room with rear access
Undercover alfresco with gas point
Laminate timber floorboards
Artificial lawn to front and rear
Double lock-up garage
283sqm easy-care block
Front security door
Location Highlights:

750m to Ariella Adventure Park
2.5km to Coles Whiteman Edge
3.1km to Caversham Wildlife Park
1km to Brabham Primary School
1.4km to Brabham Early Learning Centre
4.9km to Riverlands Montessori
4.9km to Ellenbrook Secondary College
5km to Ellenbrook Christian College
7km to Reid Hwy
17.4km to Perth Airport

Water rates: \$1,085.81
Council rates: \$2,188.44
Strata fees: \$362,25 p/q

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.