



## 6 Piedmont Way Brabham WA

3 2 2

What an opportunity to snap up this very large and spacious 3 bedroom + study/potential 4th bed + theatre home complete with a fabulous outdoor entertaining area. The property is immaculate and a credit to the owners. Its a perfect lock and leave with great security and minimal gardening. Located close to schools, shops, public transport, parks, cafes and wineries. With the metro net Brabham train station due for completion in 2024, this is a no brainer for the owner occupier wanting a pristine property or savvy investor looking to add to their portfolio, this property is a must see, its a real beauty.

**Building Size** : 238.58 sqm  
**Land Size** : 354 sqm  
**View** : <https://www.abelproperty.com.au/8005790>

### FEATURES INCLUDE

- Stunning feature entrance hallway sets the scene for the high quality and size of the house
- King size master bedroom complete with ceiling fan and wall of floor to ceiling built in robe plus walk in robe allowing



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## FLOOR PLAN

### HOUSE:

Living	163.65m <sup>2</sup>
Alfresco	15.94m <sup>2</sup>
Patio	15.52m <sup>2</sup>
Verandah	6.66m <sup>2</sup>
Garage	36.81m <sup>2</sup>

Total House 238.58m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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