



11 Simony Street Brabham WA

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Built in 2013, this property is in pristine condition and presentation and will not disappoint. With no expense spared, freshly painted throughout and new lawns and reticulation system, a true family home that you will not want to leave.

Close to schools, shops and easy access to the airport together with the new Metronet Train Station due to open late 2024, ideally close to just about everything.

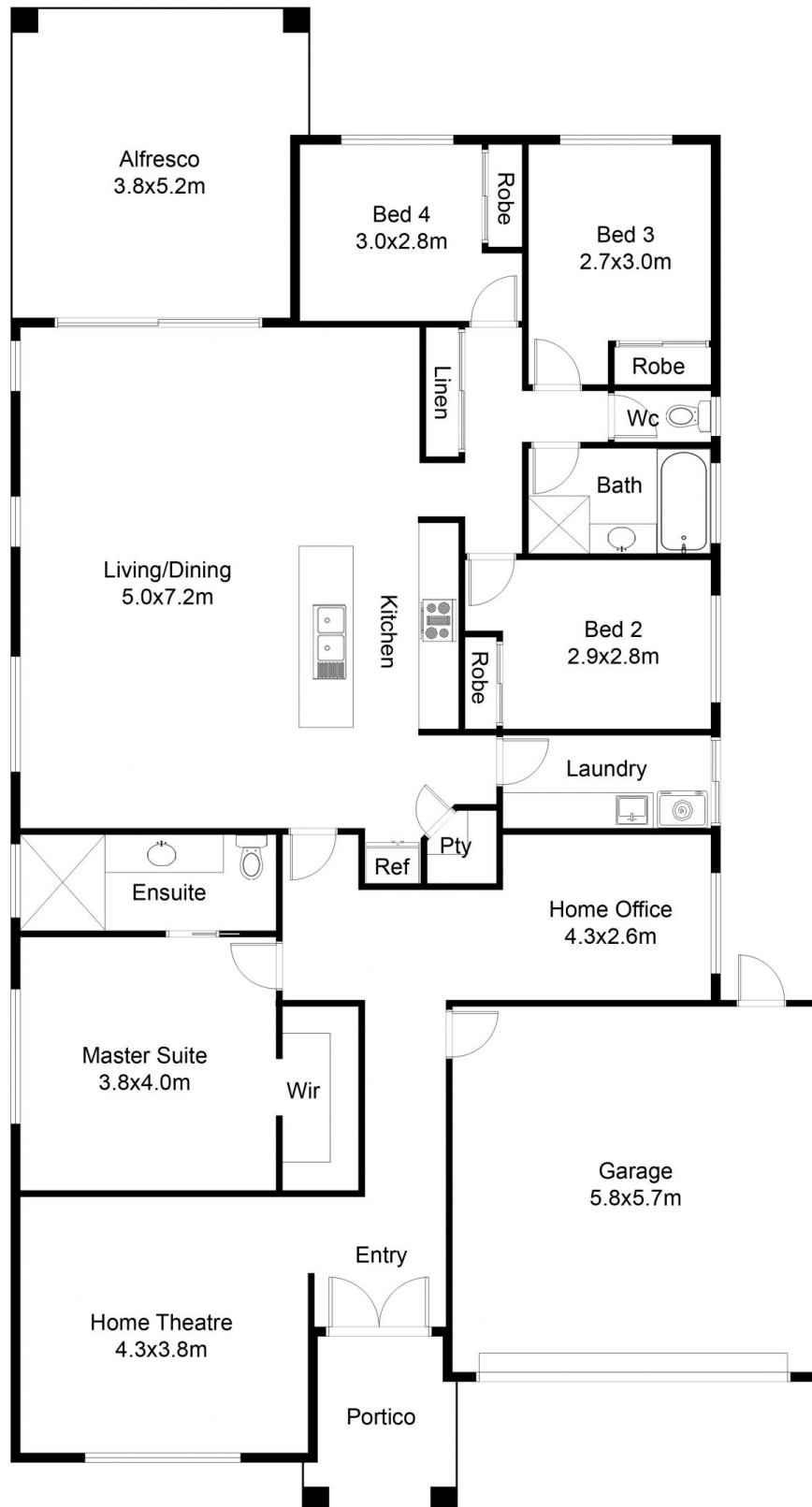
FEATURES INCLUDE

- Double door entrance
- Theatre room
- Large Master bedroom with walk in robe
- Master ensuite with vanity, large shower and toilet
- Study / Home office
- Generous size open plan family, kitchen and dining area

Price : \$ 830,000
Building Size : 256.91 sqm
Land Size : 480 sqm
View : <https://www.abelproperty.com.au/80824>
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Carolyn May
 08 9208 1999



FLOOR PLAN

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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|--------------|----------------------------|
| House living | 193.35m ² |
| Garage | 35.11m ² |
| Alfresco | 22.75m ² |
| Portico | 5.70m ² |
| Total | 256.91m² |

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