



Brabham, 4x2x2 + Theatre, 313 sqm, Classic Plus

ID: NR4312413112

Total Price : 721,826.00

House price AU\$ 328,827.00

Land price AU\$ 392,999.00



4 bed



2 bath



184 m²



m²

Invest in the thriving suburb of Brabham, Western Australia, where opportunities abound for investors seeking house and land packages. With a current vacancy rate of approximately 0.5%, Brabham presents a promising investment prospect. This vibrant, master-planned community is nestled in Perth's North-East corridor, offering a prime location just 20km from the CBD in the City of Swan. Brabham's allure extends further with its proximity to the renowned Swan Valley wine region, placing an array of culinary delights and picturesque landscapes within 1.5km. As a 220ha development, Brabham is set to become an integrated and affordable community, accommodating approximately 3,300 dwellings upon completion. Embrace the growth potential of this well-connected suburb, surrounded by an abundance of amenities and scenic vistas. Invest in Brabham today to secure your stake in Western Australia's thriving real estate market.



Elevation A



Elevation B



Elevation C

Specifications

- Selection of remote control sectional garage door
- Blue pine roof timber
- Structural engineers site report (standard block)
- Site contour survey
- Power connection allowance
- Sewer connection allowance
- Water connection allowance
- Shire building fees
- Re-peg allowance
- Termite treatment
- Concrete pump (standard block)
- Gas connection allowance

Interior

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
- European fixtures and fittings

Kitchen (includes scullery where applicable)

- Mirrored sliders to all robe recesses
- Soft close drawers
- ABS edging to cabinets and shelving
- Lever door handles
- 450 x 450 porcelain tiles & carpets
- Blinds throughout
- Stone benchtops to Kitchen only
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Construction Specifications

- Mirrored sliders to all robe recesses
- Soft close drawers
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- 450 x 450 porcelain tiles & carpets
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Electrical

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Doors & Windows

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Ensuite, Bathroom, toilet & Laundry

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Inclusions

- Stone benchtops: Kitchen
 - Garage: Garage - Remote control
 - Living room ceiling height: 28c cm
 - Garage ceiling height: 25c cm
 - Alfresco ceiling height: 25c cm
 - Front Elevation: Acrylic texture render
 - Kitchen Appliances Upgrade to the value of AU\$
 - Water tap to Fridge recess: No
 - Shower recess: hobless
 - Main Flooring: 450 x 450 mm Tiles
 - Carpets to Bedrooms and Theatre: Builders Standard Range, with 8mm Dunlop underlay
 - Internal Paint: 1 sealer, 2 coats
 - Windows: Single Glazing
 - Window Treatments: Vertical blinds
 - LED Lighting: Light for Light replacement
 - Alarm:
 - Air-Conditioning: Fully ducted Reverse cycle Air-Conitioning
 - Finishing items: Fold-up 2-tier Washing line,Additional landscaping
 - Front & Rear Landscaping: Yes
 - Fencing to 3 sides: Yes
 - Siteworks Allowance: Provisional Siteworks
 - Additional Appliances:
 - Including: earthworks,soil and contour report,Stormwater Disposal,Engineers Details,Council Crossover,Extra Gate or Fencing
 - Additional Paving: In front of Laundry
 - Robe doors: Vinyl with Aluminium frame
 - Kitchen sink: Above mount
 - NBN: Available
- Classic Kitchen with freestanding stove, rangehood, high gloss two tone cabinetry, extensive drawers - European Shower heads
 - Larger wet area tiles - Ensuite with single designer vanity and high gloss cabinetry - Bathroom with single designer vanity and high gloss cabinetry

Construction and warranty

Construction method: Double brick
Structural warranty: Lifetime

CBD: 21 km
Airport: 15 km
Medical centre: 3 km
Beach: 20 km
Shopping: 1 km
Freeway: 3 km
Train station: 1 km
Public transport: 1 km

Schools

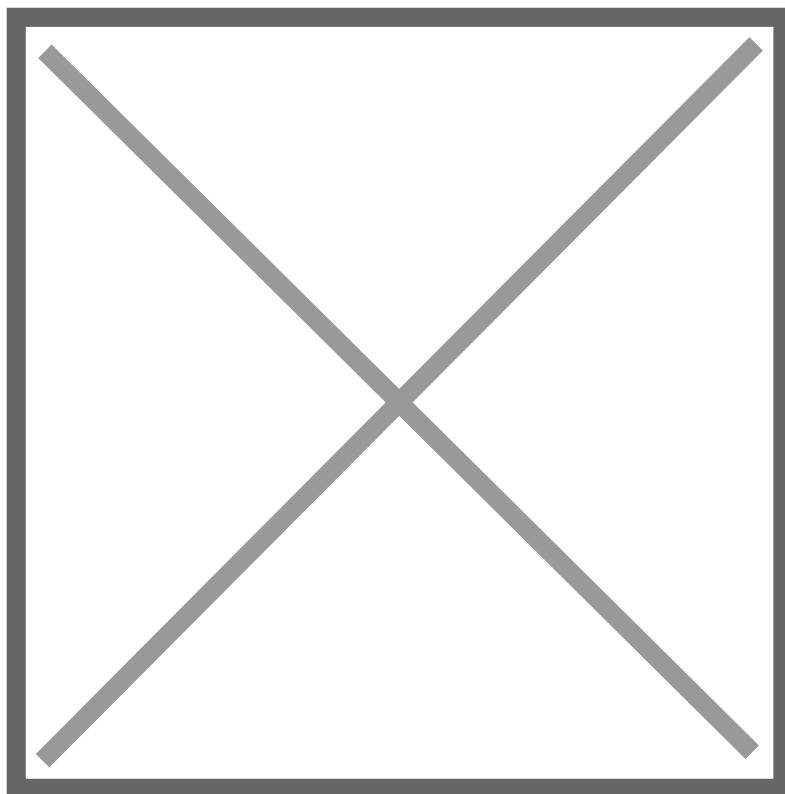
Two future primary schools and a high school
 Brabham Primary School is just 250m from the estate Hop and a skip to local schools – 3km to Riverlands Montessori School – 4km to Caversham Primary School – 6km to Ellenbrook Christian College – 7km to Ellenbrook Secondary College

Shopping options

Within walking distance of future Neighbourhood Shopping Centre - 4km to Caversham Village Shopping Centre - 7km to Ellenbrook Central Shopping Centre - 11km to Midland Gate Shopping Centre - 13km to Morley Galleria Shopping Centre

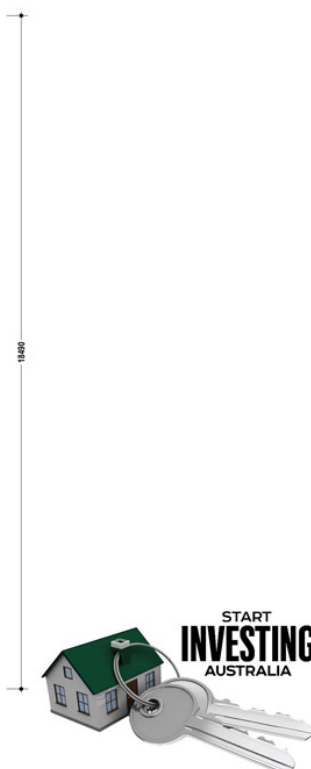
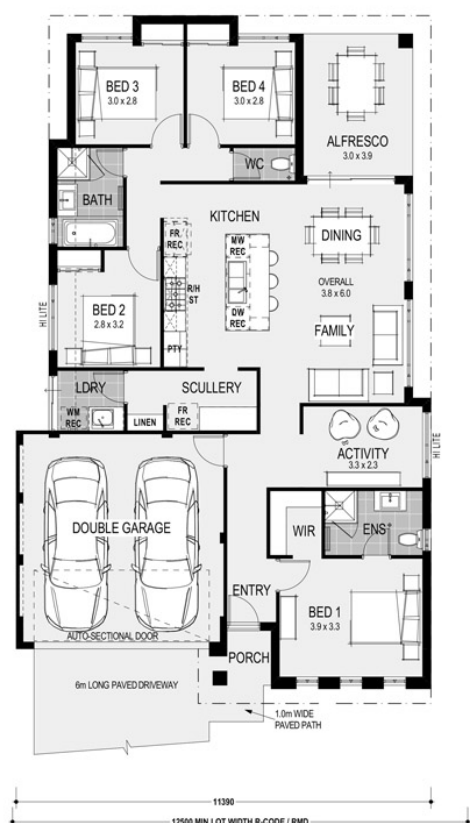
Medical services

Future medical centre within the Town Centre also in close proximity - 12km to St John of God Public and Private Hospitals in Midland



Location: 2, Marvel Entrance, Brabham, Western Australia, 6055, Australia

House Plan 1



Color Board :Luxe

Complimentary Luxe Finishes

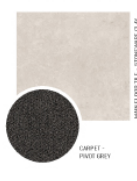
Luxe Exterior Finishes



Luxe Kitchen Finishes



Luxe Main Flooring



Luxe Bathroom Finishes



Color Board :Urban

Complimentary Urban Finishes

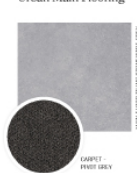
Urban Exterior Finishes



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