

## 12 Platform Loop, Brabham, WA 6055

Contact Agent

House 4 2 2



### Luxury, Space & Style on approx 465sqm in Brabham

Positioned on a generous approx 465sqm block, this brand-new residence at 12 Platform Loop, Brabham delivers the perfect blend of modern design, space and functionality. Built with quality finishes and a thoughtful layout, this home offers an impressive total area under roof of approximately 327sqm, creating room for the whole family to live and entertain in comfort

**Open for Inspection**

By Appointment.

From the moment you arrive, the striking street presence sets the tone featuring a contemporary facade with feature stone cladding, contrasting renders and a Colorbond roof in Shale Grey. Step through the entry and you're welcomed by high ceilings and a well-designed floorplan that flows effortlessly throughout.

At the heart of the home is the expansive open-plan living and dining area, seamlessly connecting to the alfresco perfect for entertaining family and friends all year round. The kitchen is designed to impress, complete with generous bench space, overhead cabinetry, tiled splash back, dishwasher recess and ample storage to cater for growing families.

The separate theatre room provides the ideal space for movie nights or a quiet retreat, while the spacious master suite is privately positioned and features a walk-in robe and stylish ensuite. The additional bedrooms are well-sized with built-in robes and are serviced by a modern main bathroom, separate WC and functional laundry.

Set within a growing and family-friendly pocket of Brabham, close to parks, schools, shopping and transport links, this home offers both lifestyle and convenience.

#### Property Features:

- Approx 465sqm block
- Approx. 293sqm total floor area
- Approx. 327sqm total area under roof
- 4 spacious bedrooms
- 2 modern bathrooms
- Separate theatre room
- Expansive open-plan living & dining
- Contemporary kitchen with tiled splash back & ample storage
- Alfresco entertaining area

#### Listed By

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