



12 Pennington Way, Brabham

Modern Family Comfort




Welcome to 12 Pennington Way, Brabham - a thoughtfully designed family home offering generous living spaces, practical functionality and modern comfort in one of Brabham's fast-growing and family-friendly locations.

From the moment you step inside, the high ceilings create a strong sense of openness and space, complemented by a well-considered layout that separates the master suite at the front from the secondary bedrooms at the rear - ideal for privacy and comfortable family living.

At the heart of the home sits a well-appointed kitchen featuring a walk-in pantry and island bench, overlooking the open-plan family and meals area. This central living space flows seamlessly to the alfresco area, creating an inviting setting for entertaining and everyday living.

A dedicated audio-visual/theatre room provides the perfect space for movie nights or a quiet retreat, while an additional attic storage area adds valuable extra space rarely found in homes of this type.

The master suite includes a walk-in robe and private ensuite, while the remaining bedrooms are generously sized and serviced by a central bathroom positioned for convenience.

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FOR SALE
Contact Agent

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Located close to parks, schools, shopping centres, public transport and with easy access to Tonkin Highway and Reid Highway, this home offers both lifestyle and connectivity in a highly desirable pocket of Brabham.

Property Features Include:

- Four spacious bedrooms
- Two well-appointed bathrooms
- Private master suite with walk-in robe and ensuite
- Separate audio-visual / theatre room
- Open-plan family and meals area
- Kitchen with island bench and walk-in pantry
- High ceilings throughout main living areas
- Attic storage space
- Alfresco entertaining area
- Double garage with internal access
- Functional laundry with linen storage
- Family-friendly layout with excellent separation of living zones

A fantastic opportunity for families, first-home buyers or investors looking to secure a quality home in a strong growth location.

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MORE DETAILS

Property ID	9PKHA2
Property Type	House
Land Area	480 m2
Including	Ensuite
	Outdoor Entertaining
	Close to Schools
	Close to Shops
	Close to Transport

Sajad Ahmadyar 0405 602 210

Sales Representative | saj.ahmadyar@ljhooker.com.au

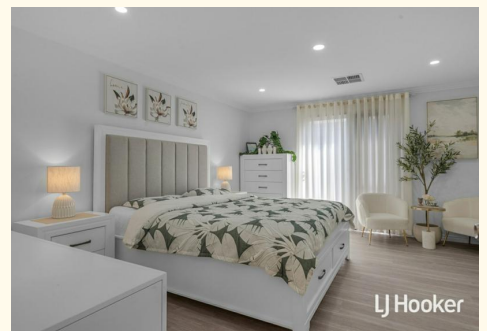
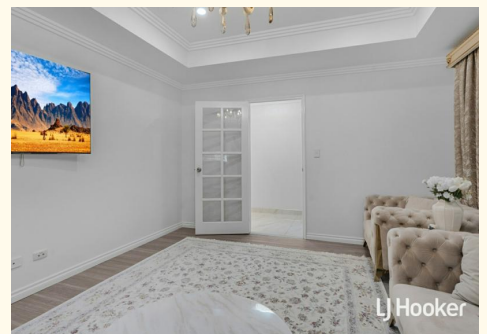
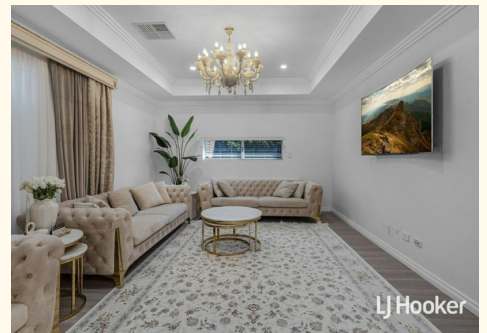
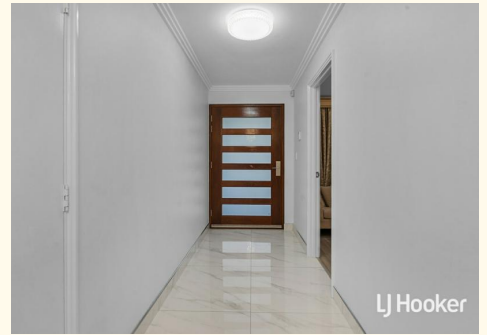
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
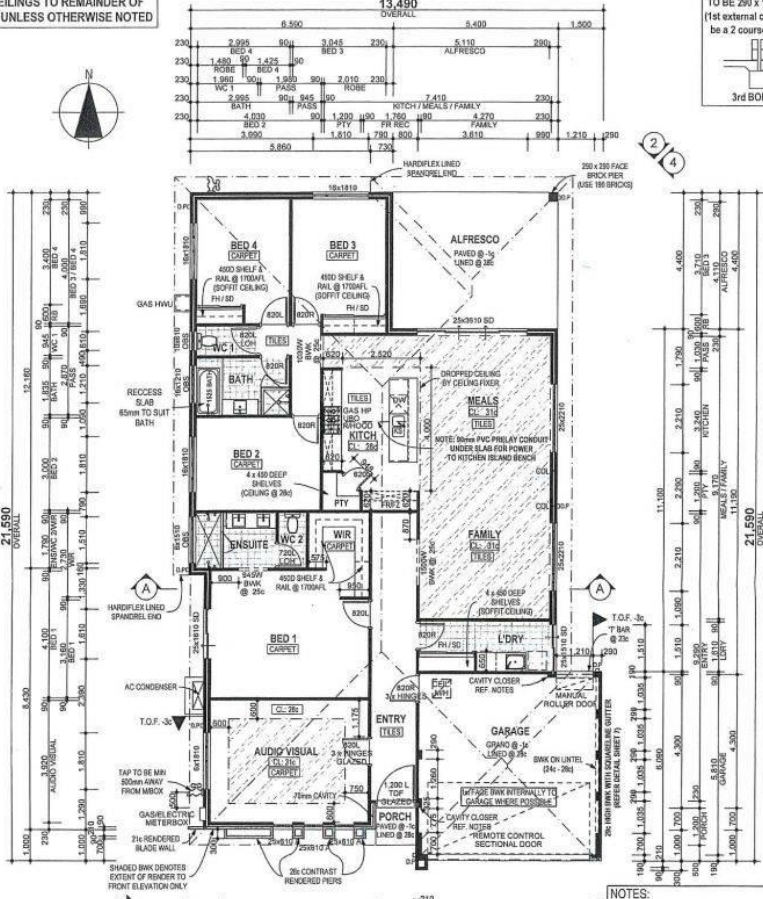
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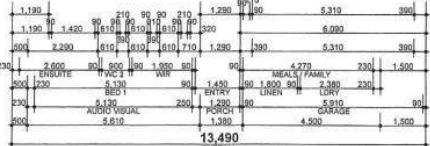
31c CEILINGS TO ENTRY, MEALS, AUDIO VISUAL & FAMILY ONLY.
25c CEILINGS TO REMAINDER OF HOUSE UNLESS OTHERWISE NOTED

BRICK LAYER NOTE:
EXTERNAL BRICKS TO BE 290 x 162 x 90 (1st external course to be a 2 course brick)

GROUND FLOOR
1:100

Area Name	Measured Area	Perimeter
PORCH	1.57	5.02
ALFRESCO	23.75	19.60
GARAGE	38.29	24.39
PROPOSED RESIDENCE	196.55	68.16
ROOF	283.72	71.88



NOTES:
EXTERNAL WALLS CONSIST OF 250 WIDE CAVITY BRICK CONST. UNLESS NOTED OTHERWISE. 200mm EXTERNAL LEAF & 100mm INTERNAL LEAF.
ALL INTERIOR WALLS ARE BRICK UNLESS NOTED OTHERWISE. 100mm CAVITY INSULATION AS REQUIRED. REFER SHEET 1.
CAVITY BRICKS: BRICKLAYER TO BUILD IN CONCEALED FULL HEIGHT FLASHINGS BETWEEN CAVITY CLOSER & INTERNAL LEAF. PROVIDE COLD WATER FLASHING ONLY TO DW REC. EUROPEAN BOPER TREATMENT PROTECTION FOR ALL TIMBER ROOF FRAMING TO BE 1/2 HOARD LEVEL IN ACCORDANCE WITH A.S. 1844.
ALARM SYSTEM INSTALLED AS PER MANUFACTURERS SPECIFICATION.
REVERSE CYCLE AIR CONDITIONING INSTALLED AS PER MANUFACTURERS SPECIFICATION.



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THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

HOUSE NAME: THE SANCTUARY

DRAWING NAME: GROUND FLOOR

DATE: / /

VERSION: 1

OWNER: WITNESS

OWNER: WITNESS

BUILDER: WITNESS

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SHEET NO. 3 OF 8

REVISION NO. JOB NO. B 13153b

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FINAL

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