

12 Platform Loop, Brabham

## 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

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

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**FOR SALE**  
Contact Agent

**VIEW**  
Sun 1st Mar @ 1:15PM - 1:45PM

**AGENTS**  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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
- Double garage
- High ceilings throughout main living areas
- Modern facade with stone cladding & contrasting render
- Colorbond roof

A quality-built home offering space, style and comfort —perfect for families, of all size and those looking to secure a premium home in Brabham.

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**MORE DETAILS**

Property ID	9HTHA2
Property Type	House
Land Area	465 m2
Including	Ensuite
	Outdoor Entertaining
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

**Sajad Ahmadyar 0405 602 210**

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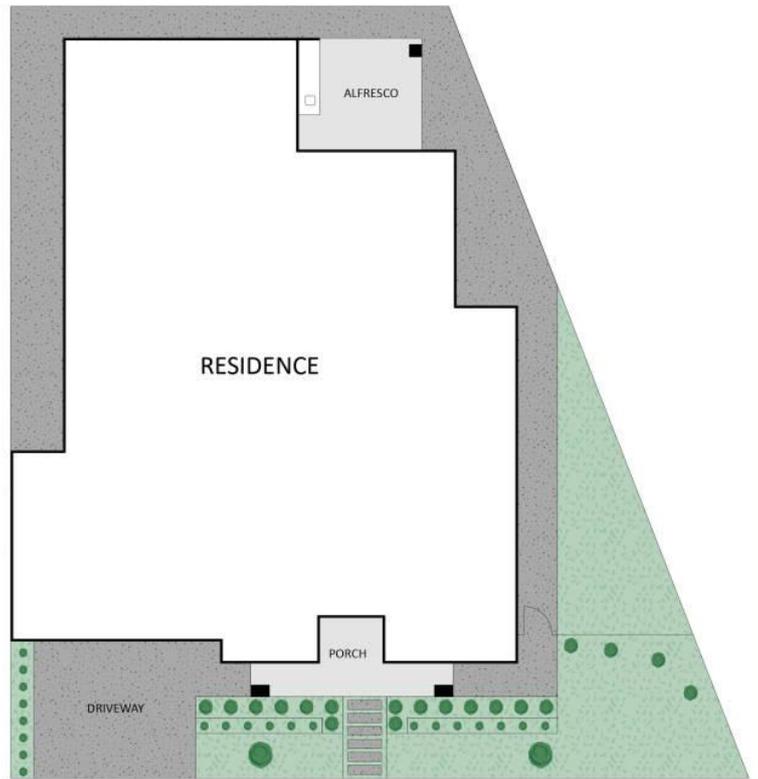
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INTERNAL : 275m<sup>2</sup>  
 EXTERNAL : 23m<sup>2</sup>  
 SITE AREA : 465m<sup>2</sup>

Please note this floor plan is for marketing purposes and is to be used as a guide only. Floor plan, furniture, and fixture measurements and dimensions are approximate and are for illustrative purpose only. Dimensions in metres. All efforts have been made to ensure its accuracy at the time of print.

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