



## Jane Brook, 17 Kalbarri Pass

### Spacious Family Home in a Prized Location

4 2 2

Proudly presented by Shagun Ahuja of LJ Hooker Victoria Park | Belmont (WA)

Discover the epitome of modern living at 17 Kalbarri Pass, a well maintained 2015-built home that combines style, functionality, and prized location. This spacious 4-bedroom, 2-bathroom double garage residence is situated on a generous 522 sqm green title block, nestled in the sought-after Jane Brook.

#### Key Features:

The master bedroom is a haven of luxury, offering a large and spacious retreat. Pamper yourself in the ensuite and enjoy the convenience of a spacious walk-in robe, providing both comfort and style.

All three additional bedrooms are generously sized, each featuring built-in robes. The queen-size layout ensures ample space for family or guests, creating cosy personal

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5G05FFB](http://ljhooker.com.au/5G05FFB)

**Contact**  
**Shagun Ahuja**  
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**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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(WA)  
(08) 9473 7777**



retreats.

The home boasts a large theatre fitted with projector & speakers, creating an inviting space for relaxation. A separate activity area for kids adds versatility or a study provides a dedicated space for work or creativity

Embrace the heart of the home with a spacious open-plan kitchen, equipped with stainless steel appliances and overhead cabinetry. The family living area seamlessly connects, creating a warm and inclusive atmosphere.

Step outside to a backyard featuring a Large undercover alfresco area, Lush green lawn perfect for relaxation & entertainment

Nestled in Jane Brook is one of those hidden gems that truly captures the essence of peaceful, suburban living while keeping everything conveniently close. Nestled in Perth's eastern corridor, this beautiful area boasts stunning views of the national reserve, providing a picturesque backdrop to everyday life. Whether it's early morning walks soaking in the scenery or simply unwinding with a cup of coffee as you admire nature's beauty, the landscape here never disappoints.

It's a fantastic place for families, with plenty of parks and green spaces where kids can run freely and explore. The quiet streets and friendly community add to the charm, offering a serene and safe environment that feels like an escape from the hustle and bustle-without actually being too far away.

Despite its tranquil vibe, Jane Brook is well-connected, making it easy to access shopping centres, schools, and other amenities. It strikes that rare balance of being both secluded and accessible, a quality that makes it an attractive choice for those looking for a peaceful lifestyle while still having the convenience of city living within reach.

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<https://prop.ps//ugquYHplnua6>

More Features?

- \* Impeccably maintained 2015-built home
- \* 522 sqm Green Title Block & 268 sqm Build up area
- \* Scenic views from the front and backyard
- \* Quality Homes on the street, very sought after location
- \* Multiple living areas & a great outdoor entertainment area
- \* Perfect fit for a big family
- \* LED lights throughout
- \* Ducted reverse cycle air-conditioning
- \* Separate study/baby's room near the Master bedroom
- \* 6.6kw Solar Panels with Fronius inverter
- \* Low maintenance automated reticulated Garden

Outgoings:



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\* Council Rates - Approx. \$2600 per annum

\* Water Rates - Approx. \$1,300 per annum

Don't miss the chance to inspect this amazing family home during the next home open.

For further information or private inspections contact Shagun Ahuja on 0439 399 955

## More About this Property

Property ID	5G05FFB
Property Type	House
House Size	268 m2
Land Area	522 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Built-in-Robes Secure Parking Remote Garage Solar Panels Area Views Close to Schools Close to Shops Security System

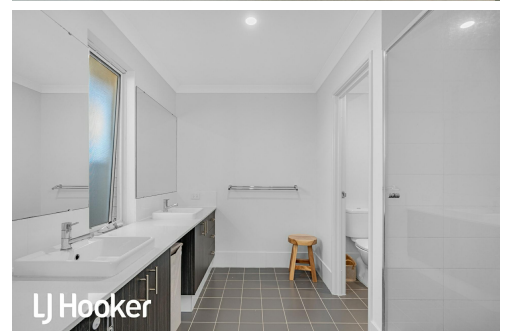
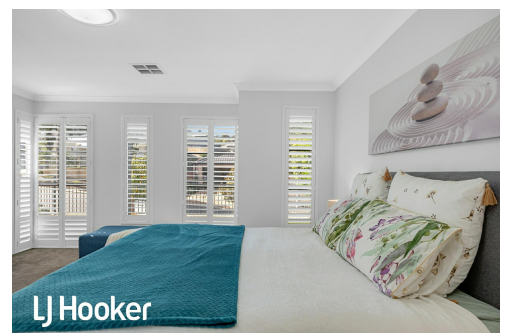
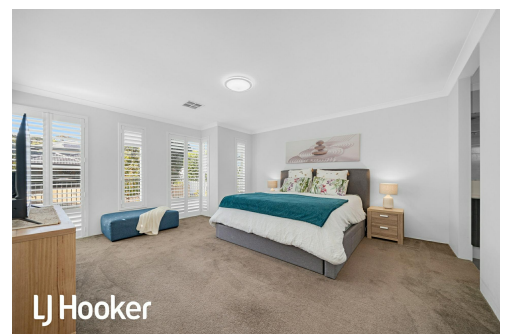
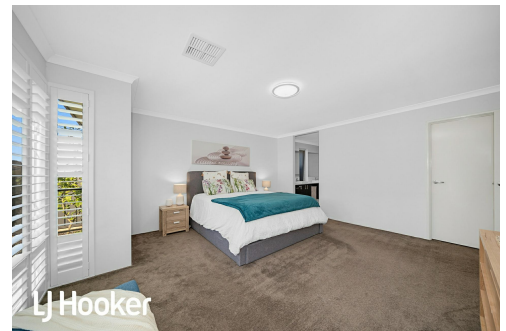
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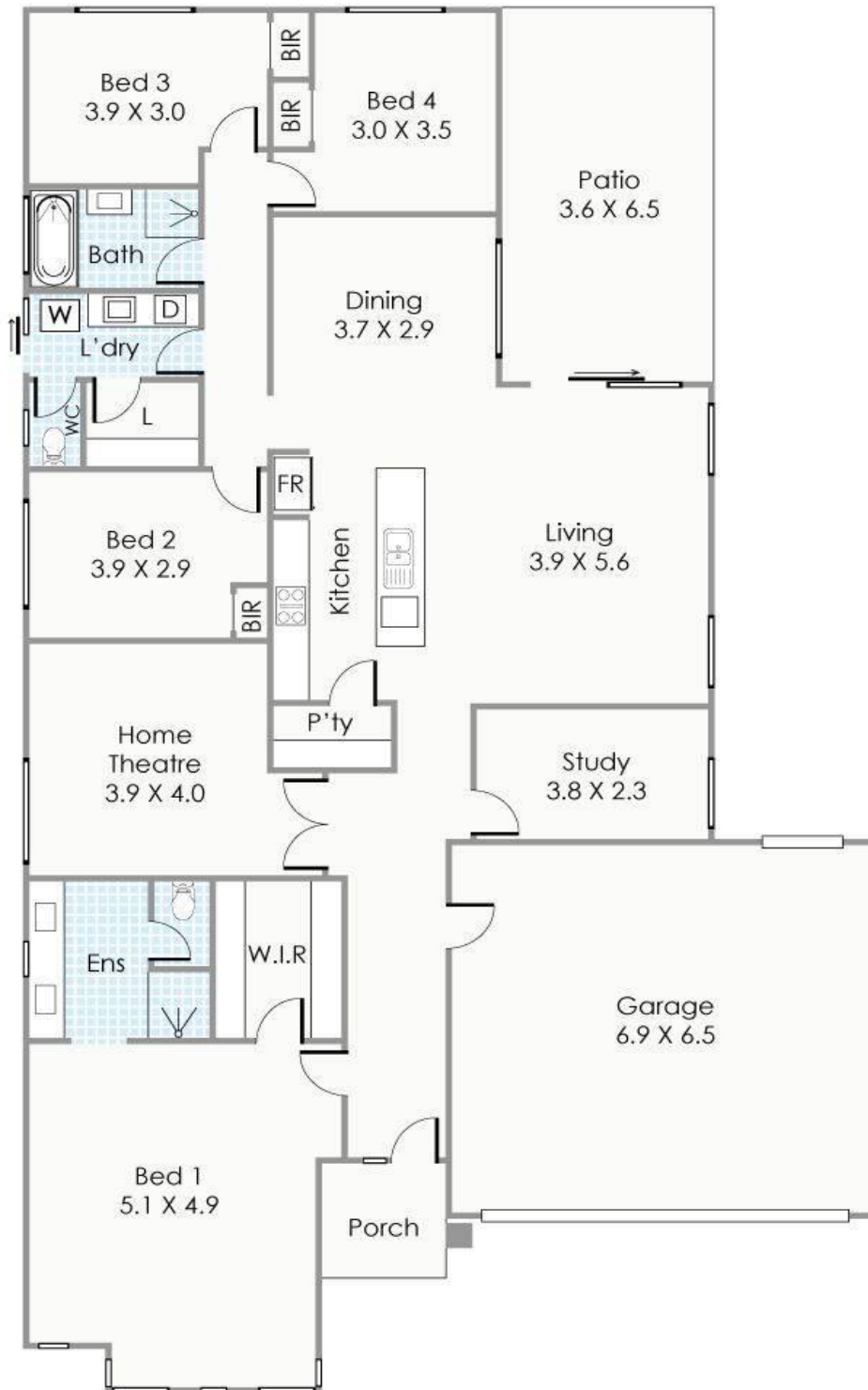


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#### Approximate Areas

Residence:	196m <sup>2</sup>
Garage:	45m <sup>2</sup>
Patio:	23m <sup>2</sup>
Porch:	4m <sup>2</sup>

Total Area: 268m<sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Not to be used for any other purpose.  
www.cribcreative.com.au

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