

## Wattle Grove, 17 Brittain Road

GRAND FAMILY RETREAT SPACE, STYLE AND COMFORT

Step into the lifestyle you've been dreaming of with this expansive, beautifully appointed family home where modern design meets timeless elegance in one of the areas most sought-after location.

### Why You'll Love It:

Space for Every Stage of Life

Versatile bedrooms with the 5th room that easily transforms into a home office, guest room or creative space.

Bedrooms 2, 3 & 4 feature built-in robes and plush carpets perfect for growing families or welcoming guests.

### Entertainment for All Ages

A generous theatre room with double doors creates the perfect cinematic experience at



**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.



### For Sale

From Low \$1,000,000

### View

[ljhooker.com.au/8TJHA2](https://l.jhooker.com.au/8TJHA2)

### Contact

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**LJ Hooker Thornlie | Canning Vale**  
**(08) 9459 7788**

home.

The separate activity/games room offers endless possibilities from kids' play zones to adult retreat areas.

#### Chef-Ready Kitchen

Impress with this oversized gourmet kitchen, complete with premium appliances, expansive benchtops, and abundant storage. Its truly the heart of the home.

#### Living That Flows

Open, airy living and dining spaces filled with natural light create a welcoming atmosphere for both everyday living and special celebrations.

#### LUXURY THAT LASTS

##### Grand Master Suite

Unwind in a super king-sized master retreat with a walk-in wardrobe built for two and a luxe ensuite featuring spa bath, twin vanities, and dual showers.

##### Stunning Entryway

Make a statement with an extra-wide double-door entrance and a stylish portico that sets the tone for whats inside.

##### Peace of Mind

Enjoy added security with front window shutters and an alarm system because your familys safety matters.

#### OUTDOOR BLISS

##### Entertainers Paradise

A zero-maintenance backyard with landscaped gardens, striking sculptures, and a rustic wooden bar is ideal for alfresco living.

Host unforgettable gatherings under the full-length covered patio your year-round entertaining space.

#### SMART, SUSTAINABLE LIVING

Solar Panels Save on bills while reducing your environmental footprint.

Ducted Air-Conditioning & High Ceilings Comfort all year long, no matter the season.

#### THE LOCATION ADVANTAGE

Set in a family-friendly pocket with great schools, parks, and shopping just minutes away, this property is more than a home its a lifestyle investment.

Your dream family home awaits spacious, secure, and styled to perfection.

Block size: Approx. 600sqm

Year Built: Approx. 2007

Shire Rates: Approx. \$ 2,733pa

Water Rates: Approx. \$1,494 pa

Rental Yield: Approx \$ 850 per week

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## More About this Property

<b>Property ID</b>	8TJHA2
<b>Property Type</b>	House
<b>Land Area</b>	600 m2
<b>Including</b>	Ensuite Air Conditioning Alarm Outdoor Entertaining Built-in-Robes Solar Panels

**Veronica Hadfield 0450 278 008**

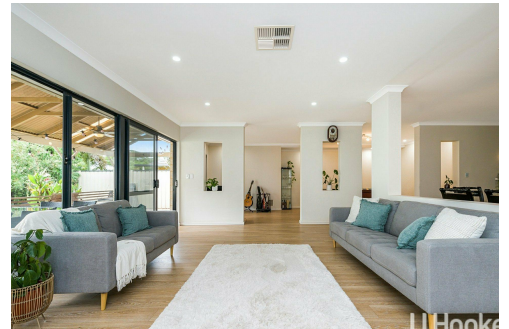
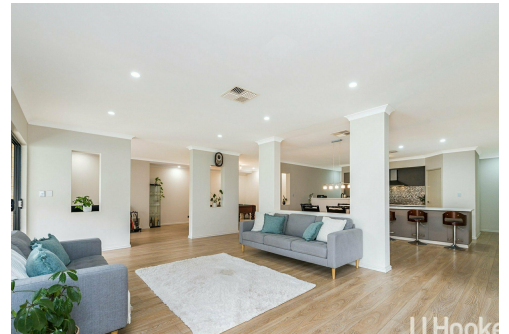
Sales Representative | [veronica.hadfield@ljhooker.com.au](mailto:veronica.hadfield@ljhooker.com.au)

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