

12 Yalmy Street, BRABHAM, WA 6055

Big Living, Compact Charm at 12 Yalmy Street, Brabham!

This property won't last...

Welcome to 12 Yalmy Street, Brabham-a 4-bedroom, 2-bathroom masterpiece that proves you don't need a big block to live large. Built in 2018 on a smart 149 sqm lot with 139 sqm of clever living space, this modern gem packs a punch for families, entertainers, or anyone craving style and function.

Step into a light-filled groundfloor bedroom, perfect for kicking back or hosting mates, but could also be used as a theatre for more downstairs living. The open-plan kitchen and dining area is a game-changer-modern appliances, heaps of storage. The newly installed insulated patio over the courtyard takes it up a notch, offering a chic outdoor haven for BBQs, morning coffees, or starry nights, seamlessly blending indoor comfort with Perth's outdoor lifestyle.

The master bedroom is your private escape, featuring an ensuite, ceiling fan with light, and a walk-in robe. Two more bedrooms, all with built-in robes upstairs, provide space for kids, guests, or a home office. The main bathroom, with its bath, single vanity, and shower, is your go-to for unwinding.

TYPE: For Sale

INTERNET ID: 300P187671

SALE DETAILS

From \$725,000

CONTACT DETAILS

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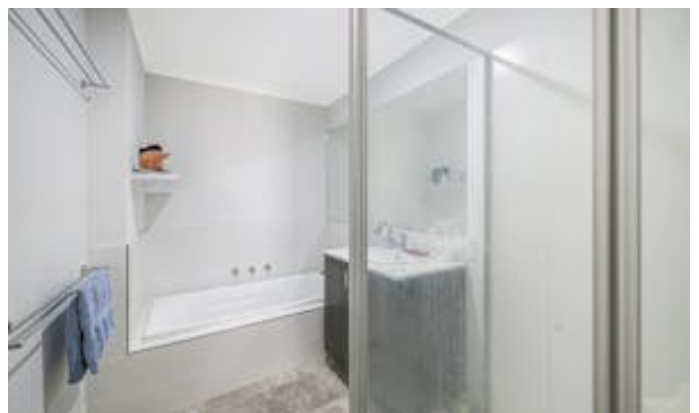
This home maximizes every square meter with a remote-control double garage, air conditioning, internal laundry, and eco-friendly ceiling insulation for year-round efficiency. The new patio, with its sleek Colorbond and Laserlite roof, adds serious wow-factor, making this home an entertainer's dream without sprawling land costs.

Nestled in family-friendly Brabham, you're steps from schools, parks, and shopping, with broadband and gas keeping you connected. Priced from \$725,000, this compact yet feature-packed home delivers incredible value. Don't wait-contact us today to view 12 Yalmy Street and see how much life you can fit into this modern beauty!

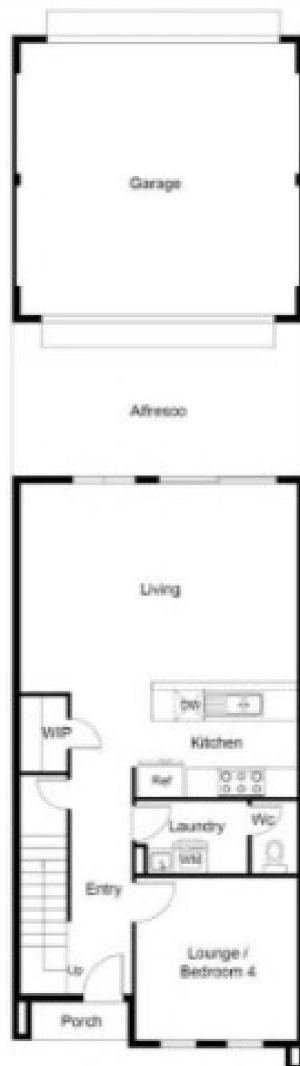
Other features: Close to Schools, Close to Shops

- Land Area 149.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









GROUND FLOOR PLAN



UPPER FLOOR PLAN