

## 17 Brighton Place, GREENFIELDS, WA 6210

### Family-Sized Comfort in Greenfields - Nest or Invest

Positioned in an established pocket of Greenfields, this 4-bedroom, 2-bathroom home offers a practical floorplan, generous outdoor space, and all the features you need for comfortable living - all on a 703m<sup>2</sup> block with approximately 154m<sup>2</sup> of living.

Currently tenanted on a periodical lease, achieving \$620.00 per week from 28/08/2025 - a perfect opportunity to nest or invest.

#### Property Highlights |

- Double automatic garage
- Great-size rear yard with plenty of room for kids, pets, or future landscaping
- Garden shed for extra storage
- Diamond grille flyscreens to windows and sliding doors for added security and airflow

#### Thoughtful Interior Layout |

**TYPE:** For Sale

**INTERNET ID:** 79P1473

#### SALE DETAILS

**From \$659,000**

#### CONTACT DETAILS

**Elders Real Estate**

**Mandurah**

Suite 3, 4 Sutton Street

Mandurah, WA

(08) 9535 1388

**Jacob King**

0416 438 583

- Entry opens to a dining area on the left and the living room on the right
- Master suite positioned at the rear with walk-in robe and enclosed ensuite,
- Two bedrooms with built-in robes, plus a fourth bedroom or ideal home office
- Functional kitchen with 5-burner gas cooktop, electric oven and microwave recess

#### Year-Round Comfort |

- Evaporative ducted air-conditioning throughout
- Gas bayonet point for heating in cooler months
- Wood-look lino and tiled flooring to main areas for easy care, with carpet to 3 bedrooms for comfort

#### Prime Location Perks |

- Close to schools, local shops, and public transport
- Minutes to the freeway for an easy commute north or south
- Short drive to Mandurah Foreshore, beaches, and scenic riverside walks

A home that balances space, function, and location - ready for you to move in or add to your investment portfolio.

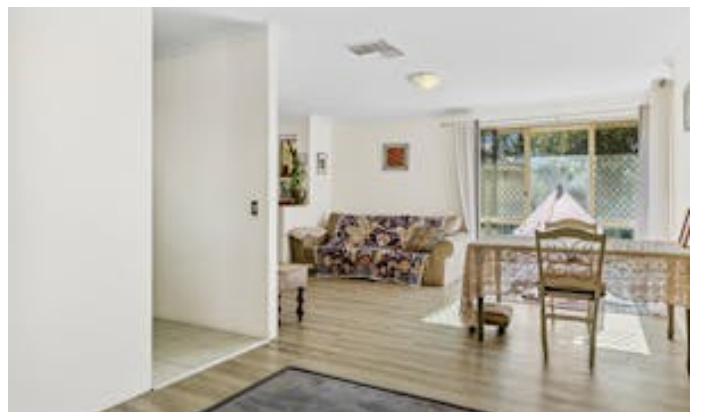
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\*All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection, before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Close to Schools, Close to Shops, Close to Transport, Exhaust, Openable Windows, Window Treatments

- Land Area 703.00 square metres
- Building Area: 137.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite















FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.

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