

1 Palfrey Street Brabham, WA

 4
  2
  2

## HOME OPEN CANCELLED

There's probably no better location to be had, if you use public transport, have kids at the Brabham Primary school and want something new of your own!

There's a bus stop to the side of the property the school is 5 mins walk and oh the smell of a new home!

With landscaping and fencing to be completed by 1st week of March the property comes with a separate theatre room, activity room or study and a huge family area off the kitchen.

An impressive list of extras includes 6.5kw of solar panels, a dishwasher and digital front door lock.

Be sure to attend the first home open this weekend or you may be too late!

## Suit buyers in \$800k's

**Type** : House

**Land** : 446 m2

**Building Size** : 184 m2

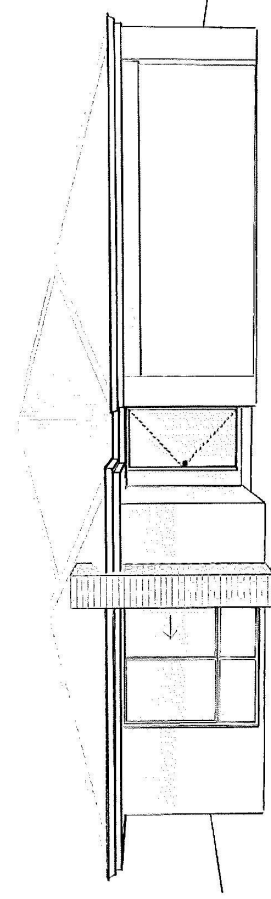
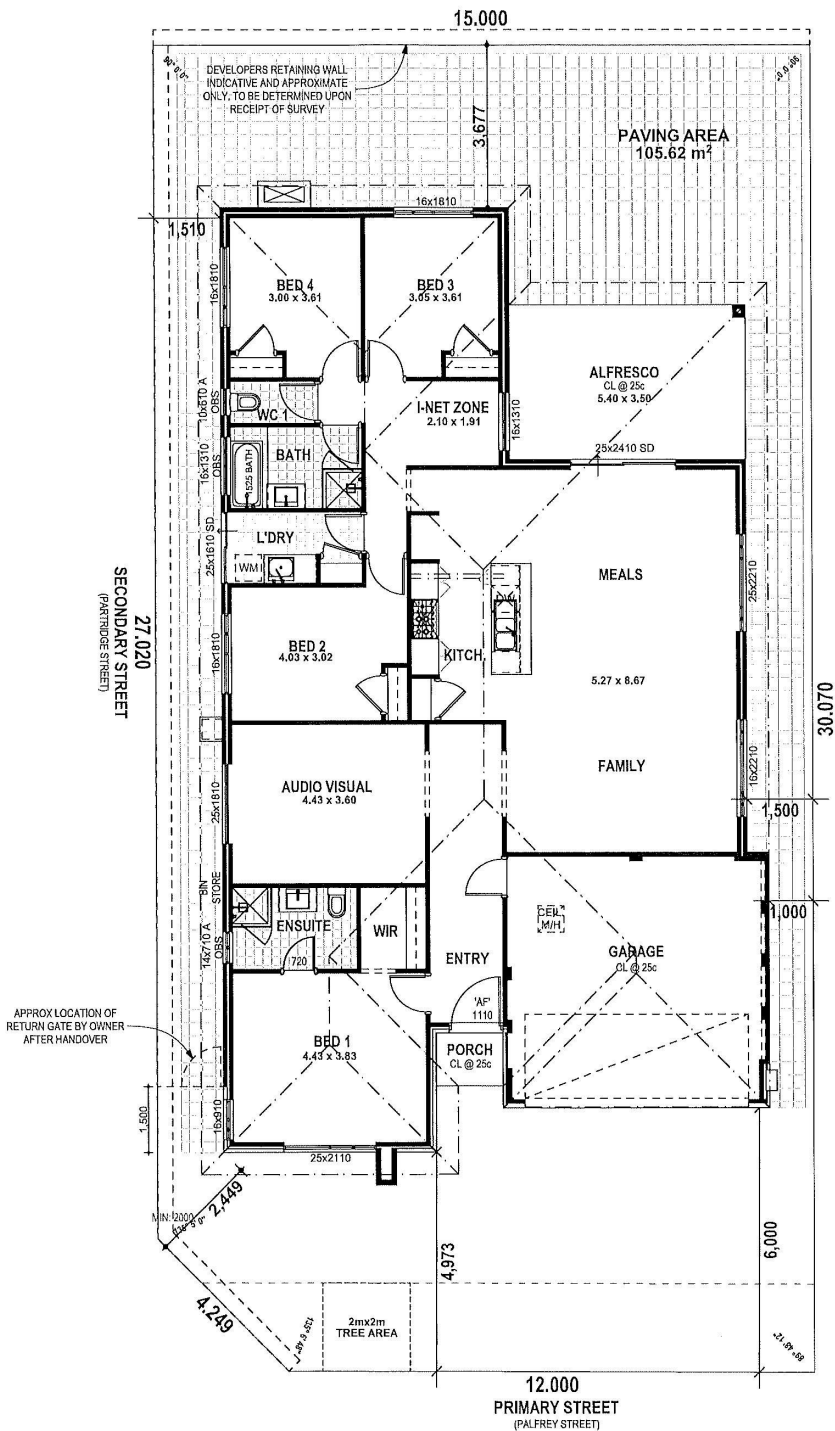
**Council Rates** : \$1,079.16 p/q

**Water Rates** : \$656.78/year (approx)

**Brian Devereux**

0418959219

NOTE: 25c DHO'S THROUGHOUT UNLESS NOTED OTHERWISE  
NOTE: BAL LOW APPLIES



**SITE COVERAGE - LDP**

ZONED	RMD30
% ALLOWED	Unlimited
SITE AREA	446.17m <sup>2</sup>
SITE COV. AREA	220.73m <sup>2</sup>

**SITE COV. = 49.5%**

ENERGY STATUS: Light & Vent Passed

Area Names	Area	Perimeter
HOUSE AREA	184.52	68.76
GARAGE	34.40	23.76
ALFRESCO	18.90	17.80
PORCH	1.81	5.42
<b>ROOF AREA</b>	<b>239.63 m<sup>2</sup></b>	
	287.89	



Lot 887 Palfrey Street, Brabham

DANIEL SAMUEL  
Design & Building Consultant  
Mob: 0490 432 059  
daniel.samuel@blueprinthomes.com.au

Client Name 1:

Signature: .....

Client Name 2:

Signature: .....

Council: Swan

Date: / /

**V2** APPROVED & CHECKED BY  
THE DESIGN DEPARTMENT  
Drawn :DW  
Checked:TW  
31/07/2023

www.blueprinthomes.com.au  
© COPYRIGHT BLUEPRINT HOMES WA PTY LTD

W:\5\cost\Clant\B\ctch\2023\Daniel Samuel\Linb - Brabham\SKETCH PLAN\DWG\_V2.dwg

Room sizes, areas, design and setbacks may vary and are subject to change to suit construction, authority approvals and receipt of site survey.