

**47A Cyril Road, High Wycombe, WA 6057**

**CENTURY 21**

**Sold House**

Tuesday, 7 January 2025

47A Cyril Road, High Wycombe, WA 6057

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 347 m2**

**Type: House**



Josh Brockhurst  
0894932221

## Contact agent

This modern 3-bedroom, 2-bathroom home set on a 347sqm green-titled block is perfect for those looking for a low-maintenance lifestyle without compromising on comfort or space. Whether it's your first home, a family nest, or an investment opportunity, this property offers the best of both worlds: convenience and functionality with a touch of luxury. It's all about modern living with a design that suits busy, easy-going lifestyles. Inside, the open-plan living area effortlessly connects the family, meals, and kitchen spaces, creating a welcoming atmosphere for everyday living and entertaining. The spacious kitchen is a standout, featuring a large breakfast bar, a 5-burner gas stove, and a dishwasher – ideal for anyone who loves to cook or entertain. The separate theatre room is a fantastic bonus, providing a cosy spot for movie nights or a quiet retreat when needed.

**FEATURES:**

- \* 3 spacious bedrooms, 2 modern bathrooms
- \* Light-filled master with walk-in robe and ensuite
- \* Open plan family, meals, and kitchen area
- \* Separate theatre room for ultimate relaxation
- \* Modern kitchen with large breakfast bar, gas stove, and dishwasher
- \* Reverse cycle air conditioning in the master and family room
- \* Gas point for heating in the open plan living
- \* Solar panels to help with energy costs
- \* Double garage with remote access
- \* Covered alfresco area, perfect for outdoor dining
- \* Low-maintenance front yard and small courtyard-style backyard

The exterior is just as appealing, with a covered alfresco area under the main roof, providing a seamless transition from the living area for easy outdoor entertaining. The small, easy-care backyard is perfect for those who want to enjoy the outdoors without the hassle of constant upkeep. And with solar panels to offset rising electricity costs, it's a win for both the environment and your wallet.

Location-wise, this home is in a prime spot, with High Wycombe Primary and Edney Primary Schools just a short walk away. Local parks and shops are also within walking distance, and public transport options are plentiful with bus stops along Newburn Road and a train station just 2.5km away. Plus, getting around is a breeze with easy access to Roe Highway and Kalamunda Road, and the airport is only a short drive away.

This is the kind of home that offers convenience, comfort, and style – everything you need for a stress-free, modern lifestyle. For more information and inspection times contact:

Agent: Josh Brockhurst  
Mobile: 0410 490 198

**PROPERTY INFORMATION**  
Council Rates: \$577.50 per qtr  
Water Rates: \$346.48 per qtr  
Block Size: 347 sqm  
Living Area: 136 sqm approx.  
Zoning: R25/40  
Build Year: 2009  
Dwelling Type: House  
Floor Plan: Not Available  
Estimated Rental Potential: \$630 - \$660 per week

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