

6 Corymbia Boulevard, Byford, WA 6122



House For Sale

Tuesday, 7 January 2025

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 308 m2

Type: House



Khush Monga



Rohit Monga

Presenting All offers

Discover this stylish and functional home, built in 2021, in the heart of Byford. Offering modern comforts, spacious interiors, and a low-maintenance lifestyle, this property is perfect for families, first-time buyers, or investors. This 3 bedroom, theatre/4th room, kitchen with scullery and 2 car garage is available at a bargain price. Ready to move in now!!

Property Features

Living and Dining

- **Open-Plan Living and Dining Area:** A light-filled space with seamless flow, ideal for family gatherings or entertaining. Large area to entertain family and friends.
- **Kitchen**
- **Modern Design:** Combines style with practicality.
- **Quality 900mm Stainless Steel Appliances:** Durable and sleek for a contemporary look.
- **Separate scullery** features a pantry, along with dedicated recesses for microwave and dishwasher
- **Extensive Stone Benchtops:** Perfect for meal preparation and entertaining guests.
- **Ample Cabinetry with Glass Splash Back:** Offers generous storage space, including overhead cupboards, complemented by a sleek and modern glass splash back.
- **Fridge and Dishwasher Recess:** Designed for easy integration of a fridge and ensures seamless installation and convenience.

Theatre

- Large theatre room at the entrance to entertain acquaintances by converting it into a formal lounge room/ theatre room to enjoy movie nights or convert it into a 4th bedroom. Make it to suit your needs.

3 Bedrooms

- **Master Bedroom:** A spacious retreat with large walk-in robes and a private ensuite.
- **Two Additional Bedrooms:** Both fitted with built-in robes, offering ample storage and space for family or guests.

2 Bathrooms

- **Ensuite:** Attached to the master bedroom, with sleek modern fixtures.
- **Main Bathroom:** Includes a bathtub, shower, vanity, and a separate toilet, perfect for family use.

Laundry

- **Separate Laundry Room:** Well-designed with stone benchtop, extra storage and convenient outdoor access.

Green Front Yard

- A meticulously designed space featuring a lush, vibrant lawn and colourful flower beds, creating a picturesque and inviting entrance. The well-maintained garden, enhanced by paved walkways and a reticulation system, ensures year-round beauty and effortless curb appeal.

Open Backyard: A blank canvas ready for outdoor furniture, BBQ setup, or kids' play area.

- **Double Car Garage:** Secure parking for two vehicles with internal access to the home.

Additional Highlights

- **Land Size:** 308m², offering a balance of space and easy maintenance.
- **Built in 2021:** Enjoy the perks of a modern build, including contemporary finishes and energy-efficient fittings.

EXTRAS:

- Downlights throughout the house
- Upgraded Carpets
- High Ceiling in the living and dining area
- Stone Benchtop throughout
- Enhanced Security: 4 high-definition surveillance cameras.
- Energy-saving power: Solar panels for reduced utility costs.
- Effortless Garden Care: Fully operational reticulation system.
- Year-Round Comfort: Panasonic ducted reverse cycle air-conditioning.

Prime Location

6 Corymbia Boulevard is situated in a family-friendly neighbourhood with easy access to:

- **Schools:** Close to Byford Primary School and Byford Secondary College.
- **Parks and Playgrounds:** Perfect for outdoor activities and relaxation.
- **Shopping Centers:** Nearby Byford Town Centre offers supermarkets, cafes, and retail stores.
- **Public Transport:** Convenient access to bus routes and major roads, including Tonkin Highway.

Key Features:

- **Spacious Master Bedroom:** Retreat to your private oasis with a built-in robe and ensuite.
- **Generous Bedrooms:** Two additional bedrooms with built-in robes, ideal for family or guests.
- **Modern Kitchen:** Sleek stainless-steel appliances, ample storage, and stone benchtops.
- **Open-Plan Living:** Perfect for entertaining and family gatherings.
- **Separate Laundry:** Conveniently located with direct outdoor access.
- **Double Car Garage:** Secure parking with internal access.
- **Beautiful Outdoors:** A lush green front yard and an open backyard, ready for your personal touch.
- **Prime Location:** Close to schools, parks, shopping, and public transport.

Proximity (derived from Google Maps):

- Approximately 1.0km to Woodland Grove Primary School
- Approximately 2.3km from Beenyup Primary School
- Approximately 3.5km to Byford Secondary College
- Approximately 1.8km from Lakeside Plaza Byford
- Approximately 4.1km from Byford Village

Don't miss this opportunity to own a piece of Byford's vibrant community. Contact us today to arrange a viewing.

Contact Us Today to arrange a viewing: Khush Monga: 0411 094 249 | khush@baileydevine.com.au Rohit Monga: 0413 253 244 | rohit@baileydevine.com.au