

# 9 Gratiola Road, Byford, WA, 6122

## House For Sale

Saturday, 30 November 2024

9 Gratiola Road, Byford, WA, 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## STYLE, SPACE & SOPHISTICATION

Perfectly positioned near well established parks and a quality primary school this outstanding elevated home is ideal for busy people wanting a secure, spacious and high-calibre lifestyle.

Impeccably finished , discover four bedrooms, two bathrooms, a powder room, an expansive garage, phenomenal kitchen & generous high-quality laundry with loads of storage.

The excellence is consistent throughout, boasting built in robes, ducted reverse-cycle air conditioning, block out & sheer window treatments and 2 exemplary bathrooms boasting stone benches, stunning tiling and ceramic basins.

Cooking for day to day use or hosting a 3 course meal will be a treat with the scrumptious kitchen designed to please, with sprawling stone benches, a separate scullery to store your food, fridge and wash the dishes away from view and versatile high calibre cooking appliances are just a few of the exciting features this home presents.

Outside the luxury continues with Italian stone pavers , high 31 course alfresco and mature magnolia tree's. The private and secluded outdoor entertaining area is the perfect location to enjoy a Sunday breakfast or entertain and have drinks with friends.

### Features

- \* 1200 glazed wooden entry door
- \* Private theatre room
- \* Ducted reverse-cycle air conditioning
- \* Luxury laundry with private courtyard
- \* Built in robes to all bedrooms
- \* 31 course ceilings
- \* Garage with additional room
- \* It nook
- \* Reticulated landscaped gardens
- \* 194 sqm living total roof 278 sqm includes garage and alfresco
- \* 410 sqm of land

For more information and to arrange an inspection:

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