

# 1 Homestead Place, Byford, WA 6122



## House For Sale

Wednesday, 8 May 2024

1 Homestead Place, Byford, WA 6122

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 4000 m2

Type: House



Mark Grogan

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## From \$1,050,000

This is exceptional family living. There is real space all around and room to move inside and out. It's a beautifully designed property, and the floor plan shows just how practical this home really is. We're set on 4000 sqm of land, with awesome side access, and there's so much to love about this gorgeous lifestyle property. **LIVING HERE** The home presents beautifully throughout, and life centres around this beautiful, spacious living area. We've got a great kitchen with excellent space to work and a breakfast bar design that makes it all come together as a meeting place for the family. The open plan design offers tremendous versatility, with the freedom to set it up however suits you and your people. It's got that indoor/outdoor living flow that just works so beautifully for modern life. With a property like this you'll appreciate the way it all comes together because this backyard will have you wanting to enjoy those evenings under the patio, looking out across your own bit of the world. The bedrooms are all of great size, and while it's a five-bedroom, two-bathroom home, you certainly aren't limited if you want to stretch it a bit further. This is such a workable design and you can make things other things very easily. That sounds like a throwaway line, but explore that design a bit and you'll see what I mean. The study could be a nursery, an extension of the walk in robe, the fifth bedroom could be a study, the study could work as a sixth bedroom... You've got space, so you've got options. The secondary bedrooms at the back of the home are all of a great size with heaps of storage. The central activity area is brilliant to keep all those things you don't want in the bedrooms out of your main living space. The books, the toys, the loud things that someone thought was a good idea... keep it down here. It's a great homework area or separate living space away from the main living zone. Again with the options. **OUTSIDE** What awesomeness awaits. Before we go outside outside, we're going to have a quick look at the patio again. This outdoor living space is sensational, with the huge patio creating a lovely space to entertain. It overlooks those stunning lawns, and yes, they're actually real lawns. That's not fake grass. The seller will share his secrets, so you can keep them looking like this too. It's fenced and separate from the rest of the yard, so you've got the house and garden area as well as the land bit... That will make sense if you check the aerial photos, or better yet, come and see it. The driveway down to the shed area allows easy access and turning space so you can bring the trailers, the boat, the caravan and all the stuff without a worry. The enormous back portion of the property is what life is all about, or at least what it used to be about. It's ideal for the kids to go crazy with bikes, jumps, cubby houses, kicking a footy, making a soccer pitch or doing whatever else they feel they want to. I measure it to be about 1400sqm of awesome space. This is the bit where all the modern living stuff is put to one side, and the old-fashioned backyard remains. The bikes can come out. The knees can be scraped. The fun can be had, and the memories can be made. No one makes good memories on an iPad. If you're coming out here, I reckon you're probably going to want to get veggie gardening. The property has great garden spaces and there's a shade house, a cat run and a whole lot of chook pen options within all of that. If you're not planning that, Coles and Woolies are super close, and they sell eggs and veggies... **WHERE IT IS** It's a sensational position, just minutes from all the conveniences of life, with supermarkets, great schools, great café's and more, all within easy reach. But it's at the edge of the country, with bush trails and more not far from your door. It's also about as close as you get to living near a koala in WA. Cohuna Koala Park a minute up the road. **WHAT NEXT** Hit the **EMAIL AGENT** button at the bottom of this webpage and we will be in touch with you to make a time to see it for yourself.