

**11 Coles Street, Byford, WA 6122**

**Sold House**

Friday, 8 March 2024

11 Coles Street, Byford, WA 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 540 m2**

**Type: House**



Hendrick Heo  
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Sam Cho  
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## Contact agent

\*\*\* Under offer\*\*\* A Beauty for Investor and Home Occupier 4-bed | 2-bath | 1- Theatre | Double garage | 540 Sqm (193 sqm for internal area) | 2009 built single storey- Waking distance to local amenities- Great opportunity for investors and family- Quality of life with convenience- Low-maintenance and easy-care garden- Rental appraisal for \$600-\$650 P/W (Approximate) Hendrick Heo & Sam Cho from S Class Property Group is proud to present this rare opportunity. Situated in a peaceful location where it provides everything you need. One of the most popular primary schools in the area is only 2min drive, many convenient amenities such as McDonald's, Gym, Petrol stations, local shops and etc are also 3min driving distance. Also it gives great mobility as located near by Thomas Rd, Tonkin Hwy, South Western Hwy. You will be amazed by the well-presenting courtyard of the property with the flawless landscaping. It is really pleasant first impression with its wide frontage (Approximately 18m), but minimal maintenance. The wooden-looking flooring entrance hall with stylish lighting shows off the space of the property with the carpeted master bedroom immediately to your left, the ample size bedrooms with spacious WIR come with good size of en-suit. Wide and high-ceilinged Theatre room will upgrade your daily entertainment with two doors through to the main living area and study nook, open plan living stretches out to the dining area, with sliding door access to the lovely undercover alfresco for seamless indoor/outdoor entertainment options. All the bedrooms are good size with the robe which will perfectly fit for your family. Features:- High ceiling in the Theatre room- Roller shutter- Security screen door- Feature lighting- Study nook- Spacious WIR in the master bedroom- Centralizing reverse cycle aircon (installed in Nov 2021)- Open design kitchen including plenty cabinets, pantry and double sink- Easy care gardening with lovely landscaping- Great BBQ area in backyard under the pergola- Garden bed

Accessibilities: (approx.) - 2min walking distance to the Ballawara Reserve- 2min walking distance to multiple bus stops- 4min walking distance to Indigo Parkway Playground- 1.1km to the local amenities such as Childcare, McDonald, Gym, Petrol station, local shops, park.- 1.1km to West Byford Primary School- 1.5km to the Byford Little Athletics Club- 3.5km to the Byford shopping centre & Train station- 4km to the Byford Secondary College- 33.5km to Perth Airport, Costco, DFO- 40.2km to Perth Airport, Costco, DFO- Easy access to Thomas Rd, Tonkin Hwy, Hopkinson Rd, South Western Hwy

Rates (Approximately): Water service rate: Approximately \$788.64 P/A Council Rate: Approximately \$2,600 P/A Hendrick Heo 0478 555 391 Hendrick.heo@sclasspg.com.au Sam Cho 0497 899 978 Sam.cho@sclasspg.com.au

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged make their own enquiries to satisfy themselves on all pertinent matters.