

# 11 Galena Way, Byford, WA 6122



## Sold House

Sunday, 20 August 2023

11 Galena Way, Byford, WA 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 463 m<sup>2</sup>

Type: House

**\$491,000**

Under Offer by Ronnie Singh with multiple offers! A truly exceptional investment opportunity nestled in the peaceful Galena Way in Byford. This tenanted property not only offers a serene living experience but also presents an enticing prospect for astute investors that is sure to attract quality tenants looking to enjoy a tranquil living experience while being conveniently close to schools, shopping centres, and transportation options. Immerse yourself in the ultimate cinematic experience with a separate theatre room, perfect for movie nights and entertainment. Step out to the spacious garden for relaxation. Inside, the sleek open-plan kitchen seamlessly flows into the living area, creating a modern and inviting space for quality family time. The heart of this home is its well-equipped kitchen, featuring stone benches, a built-in pantry, and high-quality 900mm Westinghouse appliances. The open-plan living area is bathed in natural light and offers a comfortable space for relaxation and entertainment. Stay all year round with the split system air conditioning. The minor bedrooms are located in a separate wing of the home, all bedrooms are complete with a walk in robe and share in a family bathroom with a shower, bath and single vanity. The main bedroom is positioned at the front with lush treelined views, a walk-in robe, split system air conditioner as well as an ensuite bathroom and separate toilet. Currently tenanted until September 2023 at \$550 per week. With its appealing features, serene location, and nearby amenities, this home offers the perfect blend of comfort and convenience for all who get to call this place home.

**SCHOOL CATCHMENT** Woodland Grove Primary School – 500 m Byford Secondary College – 2.3 km

**RATES** Council: Approx. \$2310.60 (22/23FY) Water: \$

**FEATURES** \* 4 bedrooms and 2 bathrooms \* Modern kitchen with stone benchtops, 900mm Westinghouse appliances and built-in pantry \* Split system air conditioning in the living area \* Separate theatre \* Master bedroom with park side views, walk in robe, split system air conditioning, ensuite bathroom with a separate toilet \* Additional bedrooms with built in robes \* Gardens with reticulation in the front and back \* Facing the park \* Double garage \* Currently tenanted until September 2023 at \$550 per week

**LIFESTYLE** Opposite Peridot Park 5.4km - Forest Lakes Shopping Centre 13.5km - Armadale Health Service 15.4km - Jandakot Airport 22.1km - Kwinana Beach