

12 Diamantina Boulevard, Byford, WA 6122

House For Sale

Wednesday, 13 March 2024

12 Diamantina Boulevard, Byford, WA 6122

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 461 m2

Type: House



Louise Smith

Offers Over \$569,000

Harcourts Home Real Estate are very proud to present 12 Diamantina Boulevard Byford. Step into comfort and security with this charming three bed two bath residence, nestled in the sought-after Byford on the Scarp. Situated on a good sized 461 sqm block of land and nestled among attractive homes in the neighborhood, this property offers a delightful living experience for you and your loved ones. As soon as you step inside, you'll be effortlessly led to the heart of the home, where the kitchen awaits. The chef in the family will love the gas cooktop, electric oven, ample cupboard space and island bench with a double sink, providing a perfect spot for culinary creations and casual dining. Discover a versatile activity/reading/study area at the front of the home, bathed in natural light, complete with plush carpet, vertical blinds, offering a tranquil space for work or relaxation. Retreat to the master bedroom sanctuary, featuring soft carpeting, elegant vertical blinds and a shutter for privacy. The expansive walk-in robe and good sized ensuite bathroom provides the ultimate in convenience and luxury. The reverse cycle split system in the dining area ensures comfort all year round. The gorgeous family area creates a warm and inviting atmosphere for gatherings and relaxation. There is an outdoor blind off the dining room window that can easily be controlled from inside, providing the right amount of light inside. The property also offers two additional bedrooms, each with its own unique charm. The second and third bedrooms are located towards the back of the home both featuring carpet, built in recess, vertical blinds and ceiling fans. The neutral decor is pleasing on the eye! The well appointed main bathroom boasts a bath and separate shower, with the water heating from a gas storage hot water system. The convenient laundry offers a broom cupboard, single sink and access to the backyard through a sliding door. A separate toilet off the laundry adds to the functionality of this home. Outside, enjoy the good sized alfresco area UMR, a section of shade cloth between the home and side fence for those shade-loving plants, as well as a patio the full width of the home providing easy living outdoors. The gardens are ready for the new owners to add their personal touch and make them flourish! Parking is a breeze with the automatic roller doors adorning the double carport, providing both convenience and peace of mind! The annual council rates are approximately \$2300 and the annual water rates are approximately \$998. The property is approximately: • 2.2 kms to Byford Medical Centre • 2.4 kms to Byford Child Care • 2.5 kms to Coles Shopping Centre • 2.8 kms to Byford Dental Centre • 32.2 kms to Rockingham beach • 37.1 kms to Terminal 1 & 2 Perth Airport • 48 kms to Perth City. In the ever-growing City of Serpentine/Jarrahdale - Byford is a very convenient town with major transport arteries via the Tonkin, South Western and Albany Highways only a few minutes drive away. Drive to the Perth CBD in less than an hour. To view please call, email, SMS, instant message our team to book an appointment anytime. **DISCLAIMER:** The contained description is for advertising and marketing purposes only. Every care has been taken with the preparation of the information supplied. We cannot guarantee their accuracy and accept no responsibility for the results of any actions taken, or any reliance placed upon this document. All interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained in the text are not intended to form part of any contract.