

# 12 Kalyang Loop, Byford, WA 6122



## House For Sale

Thursday, 18 April 2024

12 Kalyang Loop, Byford, WA 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 394 m2**

**Type: House**



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## UNDER OFFER!

This lovely home is situated in a quiet location within Redgum Estate, across from Redgum Brook Park. Conveniently located close to local schools, day-care centres, shops, and all main arterial roads including Tonkin Highway. Built in 2015 the home boasts a very spacious and well- designed layout with neutral tones. As you enter, you'll be immediately impressed by the wide inviting entry, high ceilings, spacious and light filled living areas. The heart of the home is undoubtedly the open plan, kitchen, dining, and living area. The kitchen featuring a 900mm gas cooktop and 900mm electric oven and dishwasher. It is the perfect space to create meals, chat with family, entertain, or just sit and enjoy your morning coffee. A second living space could be used as a retreat for the teens, an activity room for young children, or a home theatre to watch your favourite series, game of footy or a good movie. The master suite will impress with size... features include a recessed wall, split system air conditioning, spacious walk-in robe, and an en-suite offering a touch of class with double sinks, large shower, and separate toilet. Minor bedrooms are a generous size and offer built in robes. Get the slow combustion fire roaring, complete with ducted heat exchange in the winter to keep your home warm and cosy, and use the ducted evaporative air conditioning to keep you cool in the summer months. With an alfresco perfect for entertaining, and a generously sized front fenced grassed area, reticulated gardens, and paving, allows for easy maintenance leaving more time for leisure. 12 Kalyang is located close to primary schools, day-care centres, shopping centres, and all main roads, and is the perfect home for a family or a lock and leave lifestyle. Please contact Kristy from Redmond Realty on 0401 192 212 if you would like more information on this property. Features include: Built 2015 Block size 394sqm 4 bedroom 2 bathroom Master bedroom w/ walk-in robe, en-suite & split system Minor bedrooms w/ built in robes Open plan living kitchen dining 900mm gas cooktop 900mm electric oven Dishwasher Separate home theatre or activity room 31 course ceilings throughout Slow combustion fire w/ ducted heat exchange Led lighting Refrigerator plumbing Gas HWS Reticulation 6.6kw solar system (24 panels) Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate prior to making an offer on this property. Buyers should conduct their own due diligence in terms of actual sizes of the home and land and any potential for subdivision and not rely solely on the information provided herein by the selling agent.