

**12 Perrone Avenue, Byford, WA 6122**

ACTON

**belle**  
PROPERTY

## House For Sale

Saturday, 16 December 2023

12 Perrone Avenue, Byford, WA 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 510 m2**

**Type: House**



Lisa Mann

0894742088

## New to market.

Welcome to this generously-sized home ensuring plenty of room for the entire family to enjoy comfort and entertainment. Nestled on a spacious 510sqm block within "The Glades Estate", this residence is impressive. You will love the design of this property where the master suite takes pride of place at the front of the home, complete with a walk-in robe for optimal functionality. The ensuite has double basins and carefully selected feature tiles that infuse a tasteful splash of colour. The hallway guides you to a designated theatre room perfect for enjoying your favourite movie or sports events with sliding doors for added privacy. Adjacent is an additional room that provides many options serving as a private office, an entertainment space or play area for toys. At the centre of the home is a well equipped kitchen, enhanced by elegant hanging pendants above the island bench overlooking your dining and lounge. Abundant cabinetry and walk in pantry offers extensive storage. Quality appliances, stone bench tops, a 900mm oven, 900mm hot plate, glass range hood and dishwasher, this kitchen is a dream for any passionate chef. The open living and dining space creates an inviting atmosphere, perfect for hosting family gatherings or intimate dinners, seamlessly extending to the alfresco area. In the rear wing of this residence there is another three bedrooms and a second bathroom, accompanied by a separate laundry for your convenience. Step into the outdoors, where a pitched patio awaits, with a ceiling fan to enhance your fresh air experience. A striking benchtop crafted from a solid timber slice adds a touch of elegance, perfect for your barbeque nights. Convenient side access with a roller door completes the outdoor amenities of this home. Car enthusiasts and those in need of extra storage space will be delighted by the three-car garage. Whether you have multiple vehicles or need extra room for your hobbies, this will meet all your needs. This property presents a variety of outstanding features, including ducted reverse cycle air conditioning, year-round comfort for your enjoyment plus many more you must see like: • White shutters throughout • Stone benchtops • Ceiling fans • Hanging Pendants and LED Lights • 900mm appliances and dishwasher • Security screen to alfresco • Large alfresco with ceiling fan • Triple garage with roller door to access rear • 31 course high ceilings • Multiple living areas • Security Alarm

Enjoying an ideal location, this property is within walking distance to Woodland Grove Primary School. Nearby, you'll find Lakeside Fresh IGA for your grocery needs, and for those moments when you prefer not to cook, the popular microbrewery FOUND offers an excellent selection of craft beer and pub food. Additional dining options include The Glades Fish & Chips, Tartan Spice, and Golden Dragon Tea House. Convenience extends to essential services, with a medical center, pharmacy, and Best Friends Family Vet within reach. Close proximity to Court Grammar and Salvado Catholic College, as well as the townships of Byford and Mundijong. Whether it's grocery shopping at Aldi, Woolworths, or Coles Byford, every aspect of your life is well-catered for. I look forward to showing you this fantastic home.