

# 13 Bevis Court, Byford, WA 6122



## House For Sale

Friday, 3 May 2024

13 Bevis Court, Byford, WA 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4498 m2

Type: House



Ash Swarts  
0894959999



Ashton Dekker  
0894959999

**From \$989,000**

Coming to the market for the first time, this unique, owner-built property is a labour of love and attention to detail. Including incredible open plan living with two separate living areas, fireplace, massive kitchen and views across the Perth horizon and all the way to the city, this home will capture you all year round.

**INSIDE:** Built in 2000 as an owner build, this spacious home offers 4 bedrooms, 2 bathrooms and an huge open plan living area. This space is clearly the heart of the property and includes a carpeted section for comfortable living, a large dining area with views down the hill, a central classic but modern, kitchen with dishwasher, quality appliances, overhead cabinets, built-in pantry and expansive cabinet top space. A beautiful lounge adjacent to the kitchen has a stunning vaulted ceiling, with access to the verandah and views to Perth city. Bookshelves built into the back of the kitchen cabinets, is just an example of the custom touch with which this home has been built. A fireplace is smartly located in the centre of the house for that cosy, natural warmth. The lovely master bedroom also has access to the verandah, carpeted and features a walk-in robe, coffered ceiling with ceiling fan and a fantastic recently remodelled ensuite equipped with double vanity and big walk-in shower. The other bedrooms are all well sized, with built-in robes. Bathroom is roomy with big vanity, shower and bath, and has convenient dual access via the toilet. Laundry is well equipped with cabinets and built-in linen cupboard. Additional storage space is conveniently located in the passage. Timber hardwood floors throughout the house add to the beautiful, warm ambience. A solar electric system and solar hot water heating keeps your energy costs down, while the rainwater storage combines to make this a true service efficient home.

**OUTSIDE:** This property is private behind an electric gated entrance. Situated on a 1.11-acre block adjacent to Wungong Regional Park, it offers peaceful living with nature at your doorstep. Well established and maintained native plants and trees are a testament to years of work by the owners, and a large verandah deck is designed to enjoy the landscape. Alfresco blinds provide shelter and comfort as well as shading from the summer sun. A large grass lawn is a great place to relax and let the kids and pets play, with an additional lawn area behind the house. A huge 9x15m powered workshop is sure to provide any storage and handyman needs. A covered parking slab is available for parking and storing caravans or vehicles undercover. Rainwater is collected in 4x 5000gal tanks and supply the home with fresh water all year round, with still being connected to scheme water for extra needs and reticulation. There's a chook pen for fresh eggs, and various fruit trees including apple, lemon, mango, nectarine, mulberry and a passionfruit vine! A roomy carport at the house provides sheltered parking comfortably fitting two vehicles side by side with plenty of space for parking other vehicles behind.

**LOCATION:** Nestled in the charming old area of Byford, this stunning property is in excellent condition and ready for immediate occupancy. Enjoy the convenience of nearby shops and amenities while taking in the stunning views of the surrounding area. Whether you're seeking a comfortable family home or a place to retire in style, this property is sure to exceed your expectations. Don't miss out on this incredible opportunity to live in a beautiful and comfortable home in an unbeatable location!

**HOW TO VIEW:** This property is available to view by appointment only. Please enquire on this property and we will be in touch to book your viewing.

**PROPERTY FEATURES:** • 8 Kv Solar Panel System • Solar Hot Water System • 9x15m Powered Workshop • 4x 5,000gal Rainwater Tanks • Fruit Trees + Chicken Pen • Access to Regional Park

**PROPERTY PARTICULARS:** • Build Year: 2000 • Block Size: 4,498sqm/1.11acres • Living Size: 247 sqm • Water Rates: \$276/pa • Council Rates: \$2,641/pa (all values are approximated)