

# 14 Larimar Parade, Byford, WA 6122



## Sold House

Wednesday, 20 September 2023

14 Larimar Parade, Byford, WA 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 518 m2**

**Type: House**



Ashton Dekker  
0894959999

**\$610,000**

Are you looking for a home that has a great layout for the whole family inside and out? Then this is the one! **INSIDE:** This 4 bed, 2 bath family home has a modern design with lots of living spaces, with dining room, living room, front theatre, games room and kids activity room. Master bedroom features a double shower and his and her walk-in robes. The kitchen includes 900mm appliances, gas cooking, range hood, and pantry, tile flooring in the main living rooms, and carpeted floor coverings throughout the bedrooms. **OUTSIDE:** Set on a spacious 518sqm block, the back yard offers plenty of room for entertaining. Timber decking lines the alfresco, with built-in stainless-steel kitchen + fridge, and outdoor heating. Lovely lawned back yard and a cubby house that's sure to impress the kids! Garage allows for drive through access to the back yard - perfect for storing a trailer/camper. **INVESTORS:** Current market value rent would be \$600-630/pwk, and with lots of demand for rentals, this could be your next investment opportunity! **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. This feature packed property that won't last long! Be quick to secure your chance to view! **PROPERTY PARTICULARS:** • Build Year: 2015 • Block Size: 518 sqm • Living Size: 174 sqm • Water Rates: \$1,120pa • Council Rates: \$2,500pa • Current Rental: \$600-630/pw(all values are approximated)