

16 Caraway Ave, Byford, WA 6122

Professionals

Sold House

Friday, 8 September 2023

16 Caraway Ave, Byford, WA 6122

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 322 m2

Type: House

\$460,000

For a video walk through text me on 'Whats App' 0405141530 and mention the property address. Welcome to 16 Caraway Ave Byford, a stunning 3-bedroom, 2-bathroom house that offers the perfect blend of comfort, style, and convenience. This property is a true gem, boasting a spacious layout, modern finishes including ducted reverse cycle air, and a prime location. As you step inside, you'll immediately notice the bright and airy atmosphere that fills every room. The open-plan living and dining area is perfect for entertaining guests or simply relaxing with your loved ones. The well-appointed kitchen features sleek cabinetry, ample storage space, and high-quality appliances, making it a dream for any home chef. The master bedroom is a true retreat, complete with r/c split system, ensuite bathroom and a walk-in wardrobe. The two additional bedrooms are generously sized and offer plenty of space for a growing family or guests. With a total of two toilets, getting ready in the morning will be a breeze. Outside, the property offers a low-maintenance backyard, perfect for those who prefer to spend their weekends enjoying life rather than maintaining a large garden. The over sized double garage provides secure parking for two vehicles, ensuring convenience and peace of mind as well as having additional storage room. Situated on a 322 sqm block, this property offers the perfect balance between indoor and outdoor living. The building area spans 137 sqm and was constructed in 2014, meaning you can enjoy modern comforts without the hassle of building from scratch. Located in the sought-after suburb of Byford, this property is close to a range of amenities, including schools, parks, shops, and public transport options. With easy access to major roads, commuting to the city or other parts of the region is a breeze.

Investor Summary:

- This property is being sold with vacant possession and ready for immediate leasing activities or move in.
- Approximate market rent for 16 Caraway Ave is \$550 per week
- Based on a sale price of \$400,000 - \$450,000, expected gross rental yield is 6.35% - 7.15%
- Professionals Armadale Real Estate is the longest serving Real Estate agent in Byford and the surrounding areas, being in continuous operation since 1962. Our multi award winning team can provide high quality tenants and ongoing leasing and management services throughout the tenancy.
- Please contact Amanda Wilson on 0417986010 or 93992122 for a current market appraisal

Don't miss your chance to make this beautiful house your new home. The price guide for this property starts from \$399,000, representing excellent value for money in today's market. Contact us today to arrange a private inspection and secure your future in this wonderful property.