

16 Evans Way, Byford, WA 6122

Cherry Property Management

Sold House

Thursday, 17 August 2023

16 Evans Way, Byford, WA 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 507 m2

Type: House

\$486,000

Four bedrooms, three with built in robes which are in a separate passage to the master bedroom allowing you a little reprieve from the little tackers. There is a walk in robe to the master bedroom suite and an ensuite shower room. For the little tackers there is a shower over the bath in the main bathroom. To the front of the property there is a separate living room which can be used as a study, theatre or home gym. Moving into the main living area is a generous dining room off the kitchen and another living / games room which can have many uses i.e. include a pool table, lounge, play room or much more, you decide. Plenty of room for a trampoline and swing set. Mains reticulated watering of lawns makes it easy to sit back and play with the kids. Off course you can't go without ducted cooling and gas bayonet for heating. Gas cook top and electric oven ideal if there is a power out. Masses of kitchen cupboards and a shopper's entry from the carport. Evans Way is split into two sides. You need to make sure you are near the Marri Grove Primary School side. Lease in place until 24.6.2023, paying \$440/week, never late in rent. Gross Rental Yield 5.5% Property photos are shown with out the tenants furniture and belongings. Approximately 2.2 kms to Byford Secondary School 2.6 kms to Woolworths and Coles 8 kms or 10 min drive to the Shopping mecca of Armadale with beauty, fashion, homewares, food and most importantly Coffee! 150 meters or 2 min walk to Daycare Facilities 1.2 kms or 2 min drive to Byford shopping area, takeaway, bottle shop, subway, Tandoori Palace, IGA Supermarket, Genesis Fitness, Family Medical Practice, Pharmacy, Day Spa, and Bakery & Coffee! 4.7 kms to Tonkin Hwy entrance 16.5 Kms drive to Kwinana Fwy