

2 Lazenby Drive, Byford, WA 6122



House For Sale

Tuesday, 28 May 2024

2 Lazenby Drive, Byford, WA 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2025 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$979,000

SIDE ACCESS • POOL AND OUTDOOR LIVING • POWERED SHEDA beautiful, complete home with great property features, on a huge block with pool and multiple living areas!**INSIDE:**This 4 bedroom, 2 bathroom home is well loved, well maintained and feature packed. The double door entry makes a real statement and sets the scene for the quality and homeliness of this property. A front lounge has street vantage through bay windows and has a beautiful brick fireplace with timber mantlepiece. The heart of the home is the main living area, with a large, welcoming space for dining and entertaining and a large kitchen. This features a breakfast bar, walk-in pantry, overhead cabinets, wall oven and microwave recess, massive fridge recess and stone tops for a quality finish. The lookout to the rear verandah is a great design feature. Across the dining area is another separate living, especially suited for games or entertaining with a built-in bar and sliding door access to the verandah, a split system air-conditioner also for comfort. Master bedroom has a large built-in robe and lovely ensuite with spa bath and large shower. Second bedrooms are all well sized and carpeted. Bathroom is roomy with a large shower, and a large store room is a convenient extra. Ceiling fans and ducted air-conditioning throughout offer fantastic climate control. Roller shutters on the windows offers great security.**OUTSIDE:**At 2025sqm this is a HUGE block! The outside is where this property really shines. A huge patio space is accessed via the central living and has plenty of room for entertaining, at the moment it is set up with TWO sitting areas and plenty of space to spare! The pool is located right next to the verandah, with a large paved area around for the kids and friends to play. The massive open grass yard is also fantastic, with lovely gardens around. At the rear of the property, undercover parking is thoughtfully located for extra vehicles, caravans, trailers etc. alongside the garden shed, and another paved parking pad, useful for extra parking or washing down. Side access is available through the gates on one side. A water tank feeding off the verandah roof and a 6.6KW solar system with Sungrow inverter is fantastic for keeping costs down.**INVESTORS:**House will be vacant at settlement. Current Rental Appraisal is \$770-800/pw. There is a demand for tenants that are looking for properties like this one!**LOCATION:**Located in the sought-after suburb of Byford, this property is conveniently close to a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Current and future development is bringing more and more to this suburb, with the countryside and access out of the metro close at hand.**HOW TO VIEW:**Walkthrough video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have.**PROPERTY PARTICULARS:**• Build Year: 2002• Block Size: 2025 sqm• Living Size: 221 sqm• Zoning: Rural• Council Rates: \$2,722/pa• Water Rates: \$275/pa• Rental Appraisal: \$770-800/pw(all values are approximated)