

22 Walters Road, Byford, WA 6122



House For Sale

Monday, 20 May 2024

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Bedrooms: 6

Bathrooms: 4

Parkings: 4

Area: 4266 m2

Type: House



Heath Bassett

Mid 1 Millions

Welcome to 22 Walters Road, Byford. This home is split into two properties under one roof on a spacious 4,266m² block. -

****Well-Maintained Main Residence:**** The main residence has been fabulously improved with modern amenities including a spectacular kitchen, renovated ensuite, laundry, bathrooms and restructured internal living. Hand-crafted solid jarrah flooring, and open brass fireplace in the step down living/bar room. The outdoor area features a pergola, underground concrete pool which has been recoated recently, outdoor entertaining looking over both the pool and the large backyard spaces, and the powered workshop, perfect for entertaining and storage. The main residence is a 4 bedroom, 3 bathroom home with 2 living rooms downstairs, along with the kitchen, bathroom and laundry in one. Upstairs the four bedrooms, renovated main bathroom and ensuite off the master room with a large walk in robe to match. The layout between Granny Flat and main residence can be easily altered to also have a 5 bedroom main residence and 1 bedroom Granny Flat, or 4 bed main residence and 2 bed Granny Flat. -

****Self-Contained Flat:**** The second dwelling, with its own separate entrance, offers a fully self-contained and independent living space, ideal for extended family or rental income. The separate entrance allows you to immerse yourself into the current Short Term Accommodation 2 bedroom, 1 bathroom, living, bathroom and kitchen setup. Short Term Accommodation returns are available for interested buyers. Live large or landbank with this exceptional property offering future development potential in the sought-after area of Byford. Here's what makes this property stand out: -

****Dual Living:**** Two homes under one roof, allowing for versatile living arrangements. 6 Bedrooms, two kitchens, two laundries, four bathrooms, and two entrances provide ample space and privacy for multiple families. -

****Spacious Interior:**** Boasting over 300m² of internal floor area, this double-storey homestead features multiple separate living spaces upstairs and downstairs, providing comfort and flexibility. -

****Expansive Land:**** Situated on a generous 4,266m² block, equivalent to over 1 acre, there's plenty of space for the kids to play, store trailers, boats, caravans and all your toys, with potential for future development opportunities. -

****Future Development Potential:**** With an approved Local Structure Plan indicating R20/R25 density, there's potential for subdivision and multiple lot development in the future. Currently zoned urban development under Serpentine-Jarrahdale Shire Local Planning Scheme No. 3 - the approved Local Structure Plan indicates future development in this Stanley Road Precinct of R20/R25 density. All of this is subject to approvals from the correct authorities of course. If you've been thinking of moving outside of the box, making the next move up the property ladder, or simply securing more space - this property will astound you in so many ways. -

****Convenient Location:**** Just a few hundred metres from South Western Highway, urban amenities including shopping, cafes, medical facilities, and schools are within easy reach. The future Byford Metronet train station will further enhance connectivity. -

****Charming Features:**** The charm of a classic homestead is evident throughout, with brass accents, native timber, stone countertops, and sash windows creating a soothing ambiance. -

****Solar and Heating:**** Solar inverter with 23 panels and 6.44Kw system, reverse cycle split systems, and open woodfires providing energy-efficient heating solutions, including a heat transfer system which pumps over 1000m³ of heated air per hour from stove to the main residence 4 bedroom, never go to sleep or wake up in a cold room again. Whether you're seeking a spacious family home with room to grow or considering future development opportunities, this property offers an array of possibilities. Don't miss out on this unique opportunity to secure your slice of Byford's promising future. For a private inspection or further information, please contact Heath Bassett directly via call or SMS on 0418 374 299. Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.