

**24 Colesbrook Drive, Byford, WA 6122**

Print

**House For Sale**

Thursday, 9 May 2024

24 Colesbrook Drive, Byford, WA 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 597 m2**

**Type: House**



Jeet Singh

## Offers In \$700,000's

Nestled within one of Byford's most desirable neighborhoods, this captivating family residence exudes impeccable design and offers abundant space for both relaxation and entertainment. Ideal for growing families, it features a versatile 5th bedroom that can easily be transformed into a study or home office. Upon entry, you are greeted by an expansive sunken theatre, perfectly designed to accommodate large furniture and all your home cinema essentials. The main family and living area are generously proportioned and open-plan, providing an ideal setting for gatherings and everyday living. The gourmet kitchen is a chef's delight, equipped with 900mm oven and stove combination, overlooking the main living space. It features both a butler's pantry and walk-in pantry, catering to the needs of any culinary enthusiast. A standout feature of this home is its lofty 31-course ceilings throughout, adding a sense of grandeur and space. The residence comprises four spacious bedrooms with robes, two pristine bathrooms, and the option for a 5th bedroom or home office. Additional highlights include a master bedroom with a sizable walk-in robe, an alfresco dining area, and a children's activity room. Outdoor entertaining is a breeze with the extensive alfresco entertainment area. The outdoor space also includes a lawn area for pets and a convenient garden shed. The double lock-up garage provides ample space for a 4x4 vehicle. Outdoor amenities are equally impressive, featuring a gabled patio, expansive Tiled entertainment space, and front and back reticulated gardens. Modern comforts are not compromised, with features such as split-system reverse cycle air conditioning, ceiling fans.

**Key Features:**

- 4 well-appointed bedrooms including master bedroom with WIR and stunning bathroom with double vanity, Shower and WC
- Modern bathroom with bathtub and overhead shower
- Elegant Wooden look Tiles to all bedrooms
- Tiled Sunken Theatre, living and dining
- Double Door Entry
- Split A/C in living area and Master bedroom
- Modern kitchen equipped with gas cooktop, oven, island bench with breakfast bar, and ample storage
- Study/5th bedroom
- Extensive Lighting throughout
- Separate WC
- Kids activity area
- Double garage with high ceiling
- Functional layout with lofty 31c ceilings throughout
- Security Cameras with screen
- Dishwasher
- Ceiling Fans
- NBN ready
- Abundant outdoor space
- Total Built area 314m<sup>2</sup>
- Land Size 597m<sup>2</sup>

**Schools (Approx. Distances):**

- Salvado Catholic College (.33km)
- Byford Secondary College (.78km)
- Byford John Calvin School (1.17 km)
- Beenyup Primary School (1.25 km)
- Woodland Grove Primary School (1.32 km)

**Other Desirable Location Benefits:**

- Easy stroll to nearby coffee shops, shopping centre
- Access to open recreational areas/parklands

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