

29 Gratiola Road, Byford, WA 6122

Professionals

House For Sale

Monday, 23 October 2023

29 Gratiola Road, Byford, WA 6122

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 353 m2

Type: House



Christopher Thomas



Denise DAgnone
0408916939

Offers from \$499,000

Welcome to 29 Gratiola Road, Byford - a charming home with a blue boat that is ready to set "sale"! This stylish and modern residence is nestled in one of Byford's best locations, offering a convenient and comfortable lifestyle. Situated across the street from a beautifully landscaped reserve, this home offers stunning views and a serene atmosphere. It's also just a short walking distance to the popular Woodland Grove Primary School, making it an ideal choice for families. Inside, the home is delightfully presented ready for one lucky family to move straight in. This home truly has it all - three bedrooms, two sparkling bathrooms, a home office (with the potential to be a fourth room), a home theatre, open plan family living, and a stylish kitchen with stainless steel cooking appliances. The laundry features built-in linen storage, ensuring everything has its place. And let's not forget the additional wow factors, such as LED lights, glass shower screens, ample storage cupboards throughout, high ceilings, stone benchtops, and ducted reverse cycle air conditioning to keep you comfortable all year round. The master suite is a true retreat, complete with dual walk-in robes, a stunning ensuite featuring a large shower and a stone countertop vanity. Not to mention, the dual block-out roller blind allows you to enjoy the picturesque reserve views right from your bedroom. The double lock-up garage is spacious enough to accommodate two large cars and includes a convenient store room. A shoppers door entry from the garage takes you under the alfresco area and into the kitchen meals area, making everyday tasks a breeze. Outside, the easy-care courtyard gardens offer privacy and security, thanks to the corner block and large brick retaining wall. Entertain year round in the comfort of the alfresco.

Home Features

- 3 bedrooms
- 2 bathrooms
- Home office (potential to be a 4th room)
- Home theatre
- Open plan family living
- Stylish kitchen with stainless steel cooking appliances
- Laundry with built in linen
- Double lock up garage plus store
- Alfresco entertainment

Extra wow features

- Ducted reverse cycle air conditioning
- High ceilings
- Downlights
- Stone counter tops
- Downlights
- Excellent storage cupboards throughout
- Glass shower screens

Location benefits

- Parkland facing
- Walking distance to local childcare facilities
- Walking distance to Doctors and pharmacy
- Walking distance to restaurants and amenities
- Low maintenance garden and backyard
- Convenient street parking

Step into the Glades, where you'll find convenience and a thriving community. Don't miss out on the opportunity to make 29 Gratiola Road your new home. Contact us to arrange a viewing and experience the excitement of this incredible property firsthand.