

37 Jasmin Promenade, Byford, WA 6122

House For Sale

Tuesday, 30 April 2024

37 Jasmin Promenade, Byford, WA 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Navpreet Singh
0416377765



Rash Dhanjal
0300243629

Auction - Subject to Finance

Auction Location: 37 Jasmin Promenade Byford WA 6122***SUBJECT TO FINANCE AUCTION SATURDAY 11th MAY, 2024 @ 11:00AM** Experience the perfect fusion of family living and investment potential at 37 Jasmin Promenade, Byford. This meticulously maintained home, built in 2014 on a spacious 450sqm block, offers a wealth of features tailored for both comfort and convenience. Nestled in a prime location close to Byford's bustling shopping precinct, schools, parks, and colleges, this property strikes the ideal balance between urban convenience and suburban tranquillity. With the upcoming Byford train station just a stone's throw away, commuting becomes effortless for all family members. Step inside to discover a seamless open-plan layout encompassing the kitchen, family, and dining areas. Boasting ample cupboard space and stainless-steel appliances, including a dishwasher, the kitchen sets the stage for culinary delight. Stay comfortable year-round with the split system air conditioning unit in the living area. The master bedroom is generously sized, featuring a walk-in wardrobe, reverse cycle air conditioning, and a ceiling fan for added comfort. Three additional bedrooms, all with built-in wardrobes and ceiling fans, offer versatility and functionality. Both the ensuite and main bathroom exude natural light and a pleasing aesthetic, with the main bathroom boasting a luxurious bath for added relaxation. The laundry is conveniently located for ease of use. Outside, the low-maintenance gardens, fully reticulated front and rear, provide a serene backdrop for outdoor enjoyment. Entertain guests or simply relax in the spacious alfresco area. A double remote-control garage offers ample space and security for vehicles. With additional features such as a separate theatre room, alfresco to the rear, and a huge, paved driveway, this property caters to every lifestyle need. The master bedroom adorned with a feature wall, wall crafts in the living area add a touch of elegance and comfort. **Rental Yield Opportunity:** With a potential rental yield between \$700 - \$750 per week, this property presents not only a comfortable family home but also an excellent investment opportunity. **Contact Team Rash at The Agency:** Navpreet Singh: 0416 377 765 Rash Dhanjal: 0410 564 761 Schedule your private viewing today and make this stunning property your new home! ***SUBJECT TO FINANCE AUCTION SATURDAY 11th MAY, 2024 @ 11:00AM** Register your interest to bid with Navpreet Singh: 0416 377 765 / navpreetsingh@theagency.com.au (seller reserves the right to sell prior) **Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.