

**37 Tourmaline Boulevard, Byford, WA 6122**

**House For Sale**

Wednesday, 7 February 2024



**37 Tourmaline Boulevard, Byford, WA 6122**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 476 m2**

**Type: House**



Gavin Pereira  
0423092441

## ALL OFFERS PRESENTED

GAVIN PEREIRA of Semple Property Group is delighted to present to market 37 Tourmaline Boulevard, Byford. Perfectly located, this large family home truly ticks all the boxes with four large bedrooms, open plan layout, large theatre room and three, yes three separate bathrooms! The internal living space has a thoughtfully designed open plan consisting of kitchen, dining, and family rooms. The sleek galley style kitchen comes equipped with quality stainless steel appliances, rangehood, dishwasher, large pantry and double fridge recess. A breakfast bar and pendant lighting creates a perfect space to prepare meals for any occasion, including a big bowl of popcorn for movie nights in the separate theatre room. The master bedroom is located to the front of home complete with a generous sized walk-in wardrobe and deluxe ensuite with a spa. The second and third bedrooms are double in size with built-in wardrobes. They share a central main bathroom with semi-ensuite access and the fourth bedroom has its own ensuite for complete privacy for parents or guests staying over. There is plenty of space on offer for the whole extended family! Step outside and you'll be greeted by a lovely backyard and alfresco zone complete with low maintenance paving, timber decking, established garden beds and a veggie garden. There is also side access with stunning exposed aggregate flooring with enough space for a small boat or trailer. Whether you have a green thumb or just love the beauty of nature, this backyard is sure to delight.

**Property Features;**

- Four spacious bedrooms
- Three deluxe bathrooms
- Galley style kitchen with pendant lighting
- Theatre room
- LED lighting throughout
- Ducted reverse cycle air conditioning
- Alfresco entertaining area with exposed aggregate and timber decking
- Side access and parking for trailer or small boat
- Easy-care yards front and back with reticulation
- Double garage with shopper's entry

**EXTRA INFO;**

- Built in 2014
- Land Size: 476sqm
- Internal Floor area: 174sqm

Located in one of Byford's finest pockets this beautiful home is within proximity to the local Schools, public transport and enjoys the convenience of being within walking distance to numerous shops and parks.

- 8 minute walk from Woodland Grove Primary School
- 3-minute drive to West Byford Primary School
- 5-minute drive to Byford Secondary College
- 3 minute walk from Peridot Park
- 6 minute walk to Kids Swing Park
- 15m walk to The Glades Dog Park
- 5 minute drive to Byford Shopping Centre and Byford Tavern

Do not delay and call me, GAVIN PEREIRA today on 0423 092 441 for more information, I look forward to meeting you at the home open.

**Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.