

49 Coulterhand Circle, Byford, WA 6122



House For Sale

Thursday, 4 April 2024

49 Coulterhand Circle, Byford, WA 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 509 m2

Type: House



Ash Swarts

0894959999

Offers Over \$609,000

****Thanks all for coming through the first home open. We will likely have one more viewing early next week. All offers will be presented to the owners on the 11th April 2024***** Tucked away in this Foothills location is your next home, ready for you to move in, put your feet up and enjoy!**INSIDE:**Come and step inside this charming 4-bedroom, 2-bathroom house! The spacious master bedroom, complete with a recently renovated ensuite, adds the perfect finishing touch, and stay comfortable year-round with the split system air conditioning. The theatre room features an amazing wall mount electric fireplace, perfect for cozy winter nights. The large open plan living area is ideal for families, with an additional split system air conditioner and a wood fire for convenience and comfort. The secondary bedrooms offer carpeted floors and built-in robes.**OUTSIDE:**The fully fenced backyard and front yard provide security and safety for kids and pets to roam freely. Park two cars in the double lock-up garage, with additional parking space for a trailer or caravan at the front of the property. A gate allows parking on the front lawn. Situated on a fully fenced, 509 sqm block in a quiet, yet central location, this property offers great options for homeowners or investors.**INVESTORS:**House will be vacant at settlement. Current Rental Appraisal is \$680-\$700/pw. There is a demand for tenants that are looking for properties like this one!**LOCATION:**Located in one of the best pockets of Byford, this property is perfect for anyone looking for a home to live! Byford has lots to offer, with all the amenities you need, from shopping centres, public transport options, restaurants, sporting venues, schools and bush walking trails close by.**HOW TO VIEW:**Walkthrough video available on request. In person viewings available by appointment only. Please enquire on this property and we will be in touch to assist you with any questions you might have. **PROPERTY PARTICULARS:**• Build Year: 2008• Block Size: 509 sqm• Living Size: 161 sqm• Council Rates: \$2300/ pa• Water Rates: \$1065/pa• Rental Appraisal: \$680-700p/w(all values are approximated)