

5 Blackberry Ramble, Byford, WA 6122

Harcourts

Sold House

Wednesday, 21 February 2024

5 Blackberry Ramble, Byford, WA 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



Peter Padovan

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\$653,000

Amazing Family Home With The Lot – Nest Or Invest I am excited to introduce this very impressive property to the market. Set in a family orientated, central and very convenient location on an extremely low maintenance 479m² lot. 5 Blackberry Ramble is certain to create a lot of interest in the marketplace. Beautifully presented and perfectly maintained, the home consists of 4 well proportioned bedrooms with generous robes and RC split AC's, 2 beautifully appointed bathrooms, a sizable parents retreat, a kids retreat, and an extensive open plan dining, living and kitchen all overlooking and opening to the alfresco and astro turf rear yard. The kitchen is amazing with quality stainless appliances and multiple, very generous storage options and extensive stone top preparation spaces and easy and convenient access to the laundry. Importantly, there is also driveway parking for a van or up to 10 vehicles. Very convenient for large family gatherings, large work vehicles or when the kids get their own vehicles. With no extra investment required, 5 Blackberry Ramble is an ideal option for First Home Buyers or Growing Families looking for a family orientated and convenient location. Alternatively, this impressive property would represent a prudent and profitable addition to any Investment Portfolio

NOTE: The sellers of 5 Blackberry Ramble have expressed an interest in a "Rent Back" arrangement - at market rates - on a 6 month roll over basis. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

Bonus Features: -☑Solar Panels-☑Security Shutters To All Windows + Doors Except For The Front Door-☑Security Screens To All 5 Exit Doors-☑Interior Recently Painted-☑5 RC Split Air Conditioner Units-☑Durable Vinyl Plank Flooring-☑Recessed LED Lights Throughout

Features of the Home: -☑Enter from front portico via front security door to hallway-☑Master Suite - is situated at the front of the home. The suite consists of a sizeable parent retreat with TV point and leads through to the King size bedroom. This very private bedroom features a massive walk in robe, RC Split AC and provides external access to the side of the home -☑Ensuite - adjoins the bedroom and includes a large shower, vanity with extra storage, heat lamps and separate WC-☑Family/Dining - are open plan to the kitchen and features a RC Split AC and large corner windows overlooking and opening to the alfresco to the side and the back yard to the rear-☑Kitchen - is set in the very heart of the home. Spacious and extremely well appointed it features stainless appliances - twin electric fan forced under bench ovens, 5 burner gas hob, a 900mm range hood and a dishwasher. There is an oversized walk in pantry, fridge recess, microwave recess and plenty of under bench cabinetry with ample stone top preparation space and extensive, newly installed matching overhead cabinetry-☑Laundry - is conveniently located next to the kitchen. It includes a double linen cupboard, cabinetry matching the kitchen cabinetry and an extra wide exit door leading to the clothesline.

Family Wing: Located At The Rear Of The Home-☑Retreat/Study/Gaming - this multi use space will be a winner for kids of all ages and can be transformed to suit the children's changing needs as they grow-☑Bedrooms 2, 3 + 4 - are all spacious and include double robes, RC Split AC's - 2 have TV points-☑Bathroom - features a large shower and separate bath, a vanity with ample storage and a separate WC

Outdoor Features: -☑Double Garage - is oversized allowing extra storage space to the side, a shopper entrance to the home and personal access to the rear-☑Parking - there driveway parking for up to 10 extra vehicles-☑Alfresco - is paved and positioned to the side of the home -☑Rear Yard - with astro turf and shade sails. Both the yard and the alfresco are accessed via 2 separate doors from the family/dining area of the home. The rear of the family wing and off side of the home are paved and also provides personal gated access to the front from the side

Locations: 5 Blackberry Ramble is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attraction

Locations: -☑Busy Bees Byford Central - 2 minute drive-☑Byford Childcare Centre - 5 minute drive-☑Mirabilia Early Learning + Kindergarten - 3 minute drive-☑Byford Primary School - K-6 - 5 minute drive-☑Marri Grove Primary School - 2 minute drive-☑Salvado Catholic College - PP-7 - 5 minute drive-☑Byford John Calvin School - PP-6 - 5 minute drive-☑Byford Secondary College - 6 minute drive-☑Armada Senior High School - 7-12 - 8 minute drive-☑Byford Shopping Centre - 4 minute drive-☑Byford Lakeside Fresh IGA - 7 minute drive-☑Mum + Mini Fitness - 3 minute WALK-☑Byford Vestuary Hospital - 4 minute drive-☑Cohuna Koala Park - 6 minute drive-☑Indigo Parkland Playground - 5 minute drive-☑Byford Bark Park - 2 minute drive

Clearly 5 Blackberry will create a lot of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 5 Blackberry at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.