

**6 Beenyup Road, Byford, WA 6122**



**House For Sale**

Thursday, 9 May 2024

6 Beenyup Road, Byford, WA 6122

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



Travis Grogan  
0894959999

**\$550,000**

This little pocket of Byford is sensational value, with all the benefits of the huge expansion of Byford whilst still offering large blocks and room for families. There is a mixed-use zoning over the property which offers some exciting residential or commercial development opportunities (have a chat to the Shire of Serpentine Jarrahdale to see what's possible). Situated on 809sqm of land with the neighbouring 1227sqm property also available (see advert for 8 Beenyup Road, Byford), this is a rare find in today's market and offers a lot of opportunities. The 3x1 home has been rented long term to the same tenant, the existing lease expires 19/08/2024 and is currently at \$350 with an updated rental appraisal of \$480-\$520 Per Week. Whilst still pretty original, the brick and tile home is solid and could be updated to something beautiful or rented as-is with the new owner enjoying the benefits of a large parcel of land in a rapidly growing town. The future is bright for this property with the future Byford train station, shopping centres and Byford Secondary College all within easy walking distance... not to mention a multitude of cafes, restaurants and retail shops just a stone's throw away. This will be popular so hit the EMAIL AGENT section of this website to find out when viewings are available.