

6 Larsen Road, Byford, WA 6122

Sold House

Thursday, 7 December 2023

Harcourts

6 Larsen Road, Byford, WA 6122

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 1000 m2

Type: House



Peter Padovan

0414985256

\$520,000

It is my pleasure to introduce 6 Larson Rd to the market. Sitting on a generous 1000m² block this impressive home features 3 large bedrooms, 2 bathrooms, 2 sizeable and separate living areas, a well proportioned kitchen with New cooking appliances and both front and rear covered outdoor living areas. But the cherry on top is the impressive list of Bonus Features already in place. (Listed Below). Beautifully presented, 6 Larson Road is very clean, neat and tidy and is eager and all ready to welcome its new owners. The very generous block has been well utilised to include a massive powered workshop (Man Cave) with drive through access to it, separate paved and lawned areas – perfect for children and pets, shady bottlebrush hedge, small orange trees, raised box herb beds and small rose and shrub beds. 6 Larson Road is an ideal and affordable First Home Buyer opportunity. Alternatively, the workshop would be a big asset to a tradie needing storage or work space. This impressive property would also represent a prudent and very profitable addition to any investment portfolio. (Current rental appraisal is available on request.) Note: For a video walk through text me on 'Whats App' 0414 985 256 and mention the property address.

Bonus Features:

- New Electric Fan Forced Wall Oven + Separate Grill.
- New Gas 4 Burner Hob
- New Cistern To The Family WC
- Instant Gas Hot Water
- Ducted Air Conditioning To All Living Areas + Bedrooms
- 3 Fresh Water Tanks
- App 6m x 8m 2 Door Powered Workshop (Man Cave)
- Off Street + Secure Parking For Multiple Vehicles

Features Of The Home:

- Enter through a security door from the front veranda
- Lounge – is a very expansive room overlooking the front gardens to the natural Reserve beyond
- Family/Meals – are open plan to the kitchen. It includes a gas bayonet and overlooks and opens to the rear veranda and outdoor living and entertainment area and rear gardens.
- Kitchen – includes New cooking appliances – brand new electric fan forced wall oven with separate grill, brand new 4 burner gas hob, extractor unit, corner walk in pantry, fridge recess, and ample overhead and under bench cabinetry and bench tops.
- Master Bedroom – is super king sized and overlooks the front gardens and reserve. It features a his + hers walk in robes and ceiling fan.
- Ensuite – includes a shower, vanity with extra storage and WC
- Bedroom 2 + 3 are both queen sized with double robes and views to the front gardens and natural reserve.
- Bathroom – includes a separate bath, shower and vanity
- Laundry – opens to the back veranda and the Hill Hoist in the back yard. There is also an undercover fold away clothes line. It features under bench cabinetry and bench. Separate WC with New Cistern
- Linen Cupboard – is located in the hallway between the laundry and the bathroom

Outdoor Features:

- Garage – is double sized (in tandem) with an auto sectional door and drive through access to secure parking bays for multiple vehicles and to the workshop
- Front + Rear Verandas – are paved and extend across the entire width of the home and garage.
- Rear Yard – features an open paved area - great for kids to ride their bikes
- Large Lawned Area – could also facilitate a future pool or even a future Granny Flat
- Workshop – is the quintessential Man Cave - app 6m x 8m, it is powered, has a concrete floor and double sliding doors. Alternatively, it is an ideal work or storage space for any tradie and is large enough to accommodate both these options simultaneously.
- Gardens Rear – feature a central arbour with rose and shrub beds on either side, bottlebrush hedges, orange trees and raised herb box beds secluded behind the hedges and trees.
- Gardens Front – are fenced and feature lawns and border gardens with mature shrubs

Locations:

6 Larson Rd is centrally and very conveniently located within only minutes of the most frequented local services and amenities.

- Busy Bees At Byford North - 1 minute WALK
- Great Beginnings - 1 minute drive
- Busy Bees Central - 1 minute drive
- Marri Grove Primary School - K-6 - 1 minute drive
- Byford Primary School – K-6 - 3 minute drive
- Byford John Calvin Primary School – PP-6 - 3 minute drive
- Byford Secondary School – 7-12 - 4 minute drive
- Salvado Catholic College – PP-7 - 4 minute drive
- Byford Shopping Centre - 4 minute drive
- Byford Lakeside Fresh IGA - 6 minute drive
- Mum + Mini Fitness - 1 minute drive
- Byford Veterinary Hospital - 2 minute drive
- Cohuna Koala Park - 4 minute drive
- Indigo Parkland Playground - 4 minute drive
- Byford Bark Park - 1 minute drive
- Byford + District Country Club - 3 minute drive

Easy and quick access to the S Western Highway

It is obvious that 6 Larson Rd will create a lot of interest in the market place. Put it 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.