

# 6 Vickers Pass, Byford, WA 6122

CENTURY 21

## House For Sale

Thursday, 25 January 2024

6 Vickers Pass, Byford, WA 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 651 m2

Type: House



Heather Payne  
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**From \$669,000**

HOME OPEN : JANUARY 6TH & 7TH 10.00 -10.45 OR BY APPOINTMENT WELCOMED Escape to your own haven in the heart of the popular Byford on the Scarp estate with this stunning 4-bedroom, plus study, 2-bathroom home. Forget about jetting off to Bali – this is a paradise crafted during Covid times, offering you the chance to create your sanctuary. Situated on a generous 651sqm land area, this residence is designed for families seeking a lifestyle upgrade. Boasting a spacious floorplan of 241sqm living space and a total of 294sqm under the main roof, including a theatre, games room, activity area, and study, this gorgeous residence was built by Ultimate Homes in 2006. The double brick and tile limestone construction provide durability and timeless appeal. Security is paramount, with the property featuring security cameras and an alarm system that can be conveniently monitored via a mobile app. The interior exudes comfort with wood floors in main living areas and recently replaced carpeting in most rooms. Stay cool or warm with Daikan Ducted R/C A/C throughout the house, zoned for optimal control, and a split RC/AC in the master bedroom, which has been regularly serviced for your peace of mind. The heart of the home, the kitchen, is equipped with Siemens Dishwasher, Westinghouse 5-burner gas cooktop, wall oven, and a new rangehood. The master bedroom is a retreat in itself, featuring a corner spa bath, dual sinks in a large vanity, and tinted front windows. Sustainability meets practicality with solar panels (5Kw x 20 panels) and a Rinnai gas 20 instantaneous water heater. Extra storage is cleverly incorporated in the roof with flooring, offering the potential for conversion into an attic. Step outside to the expansive 13970 x 2350 highline gabled patio, featuring five café blinds by Blinds Gallery that shield the patio from the elements. Enjoy misting sprays to cool off on hot summer days and a Bali-inspired garden with bamboo plants and reticulation tricklers for vertical gardens. The cat enclosure provides a secure space for your feline friend, complementing the overall security features of the property. The outdoor space continues to impress with garbage bin storage, a recycling area, plus fruit trees including lemon, mandarin, olives, seedless grapes, and pomegranate. Maintain a green thumb with reticulated gardens, a garden shed on concrete flooring, and a raised, brick constructed, veggie patch. There's still plenty of room for a resort-style pool with a side bar – the finishing touch to this family oasis. Indulge in the perfect blend of comfort, security, and style – make this home your own retreat within reach of all Byford on the Scarp has to offer.

**FEATURES:** \*? Generous home theatre room with wide entry way and plenty of space for large furniture. \*? Open plan living area combining the family, dining and games rooms. \*? Modern kitchen complete with a dishwasher, gas hot plate and breakfast bar. \*? Spacious master suite enjoying an impressive walk-in robe and open plan ensuite with twin hand basins, corner spa bath, separate shower and private toilet. \*? Queen-sized secondary bedrooms, all with walk-in robes. \*? Stand-alone study positioned opposite the theatre room – perfect for those who work from home. \*? Main bathroom enjoys a full size tub, enclosed shower and a modern vanity. \*? Large walk-in linen closet positioned opposite the laundry. \*? Separate activity room located amongst the secondary bedrooms – ideal as a toy room, teen's study or gaming centre. \*? Charming wood flooring through the main living area. \*? Welcoming alfresco under the main roof with gabled patio extension, gorgeous limestone paving and café blinds. \*? Raised veggie garden constructed from brick along the side of the home. \*? Lovely lawn area in the backyard – ideal for young children and pets to play. \*? Secure garage parking set behind a sectional door.

**EXTRA FEATURES:** \*? Daikon ducted reverse cycle air conditioning with 8-zone control. \*? Security cameras with monitor and alarm. \*? New rangehood recently installed. \*? Plumbing available for the fridge. \*? Foxtel dish. \*? 20 solar panels plus 2 inverters. \*? Gas bayonet point to the living area. \*? Heated towel rails to both bathrooms. \*? Tinted windows can be enjoyed in the master bedroom. Placed up the road from parklands, the home is conveniently located for young families with access to play equipment available. Byford Secondary College is located within a 2.5km drive whilst Byford Primary is a short 2.1km away. Minutes from South-Western Highway, the property is situated within an easy drive of the Byford Town Centre. Set against the backdrop of the Darling Ranges, bushwalking trails and Cohunu Koala Park are just moments away. We're sure you can agree, this is exciting buying!

**NOTE:** The sellers are downsizing for their next adventure, are open to offers on the existing furniture, presenting a unique opportunity to make this home truly yours. For more information and inspection times contact: Agent Heather Payne Mobile 0407 252 248 Agent: Josh Brockhurst Mobile: 0410 490 198

**PROPERTY INFORMATION** Council Rates: \$675.00 per qtr Water Rates: \$318.63 per qtr Block Size: 651sqm Living Area: 241sqm approx. Zoning: R20 Build Year: 2006 Dwelling Type: House Floor Plan: Available

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