

**62 Colesbrook Drive, Byford, WA 6122**

**Sold House**

Thursday, 22 February 2024

62 Colesbrook Drive, Byford, WA 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 559 m2**

**Type: House**



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**\$755,000**

You'll enjoy a touch of luxury in this spacious and well-presented home. It was completed in 2011 and the owners included plenty of quality features and special extras to make your life one of convenience and comfort. Step in inside the double-front doors and you'll be impressed by the wide entry hall with high 32-course, recessed ceiling and stone floor tiles. All the rooms have 32-course ceilings, which enhance feeling of space throughout the home. The layout flows through to a huge open-plan living/dining/kitchen area and games room, also with stone flooring. It's an incredible space perfectly suited for family living and entertaining. The well-equipped kitchen is not only stylish, it's also incredibly practical, with features like ample storage and lighting in and under the overhead cabinetry. It has a pull-out bin drawer, water plumbed to the fridge recess and a double-drawer dishwasher. The long island bench is perfect for nibbles, while you prep the main course. Sliding doors open to an expansive alfresco area, allowing for easy indoor/outdoor entertaining. This space is also large and perfect for get-togethers with family and friends - Christmas at yours this year? In keeping with the rest of the house, it has quality features like liquid limestone paving and the convenience of a built-in barbecue and fridge, which makes for easy drinks and food storage. It's also an attractive space, surrounded by established garden beds. Back inside, there is a theatre room for additional living space. The abundance of living zones gives great versatility, this could also be a kids' activity room or parents' retreat depending on your needs. There are four bedrooms and two bathrooms. The master is at the front of the home and has a walk-in robe and ensuite with double-head shower, double vanity unit and separate toilet. Again, highlighting the planning done by the owners and the versatility of the layout, the bedroom has its own access to a room that can be a study, or nursery. Three more bedrooms are in their own wing at the back of the home. They have built-in robes and ceiling fans and are near the main bathroom with bath, shower and vanity unit. The toilet is separate and there is a separate vanity, which is highly convenient - you'll definitely appreciate when you have guests or as the kids get older and start battling over the bathroom when getting ready for school or to go out. Rounding out the layout is a laundry with a built-in linen cupboard. Additional features include ducted reverse-cycle airconditioning to keep you cool or cosy year round, and a 6.6kW solar power system to keep the costs down. Window tinting to the front windows also helps cut down on cooling costs. Outside there is a double garage with remote-controlled sectional door, internal access and extra high ceilings allowing you to park 4WDs with ease. All up, the home has 309sqm under the main roof and is set on 559sqm. The backyard includes liquid limestone paving to both sides of the house, lawn, a sandpit and play equipment. There is a garden shed neatly tucked down the side of the house that is accessed from the front and gated side access. The location is just as attractive and convenient as the home; minutes from parks, shops, schools and public transport and the Byford town centre. Byford is a rapidly growing area and is set to benefit from its own train station in the near future, making commuting to the city a breeze. Inside 309sqm under the main roof High 32-course ceilings throughout Double door entry to wide entry hall with tiled flooring and high recesses ceilings Open-plan living/dining/kitchen and games area with stone floor tiling and stone skirting Kitchen with island bench with breakfast bar, underbench and overhead cabinetry, lighting to overhead cabinetry, splashback stainless-steel appliances including 900mm oven, gas cooktop, rangehood and double-drawer dishwasher, pantry, pullout bin drawer, microwave nook and fridge recess with water plumbed in Carpeted study/nursery Carpeted theatre room with recessed ceilings and plantation shutters Four bedrooms and two bathrooms Carpeted master with walk-in robe and ensuite with large double-head shower, double vanity unit and separate toilet, and access to study/nursery Two carpeted bedrooms with ceiling fans and mirrored built-in robes One bedroom with timber-look vinyl plank flooring, built-in robe and ceiling fan Laundry with linen cupboard Bathroom with bath, shower, vanity unit, and separate toilet with adjacent vanity unit Ducted reverse-cycle airconditioning throughout Alarm system with full perimeter sensor/alarm on windows and doors, plus option to have it on while inside Outside 559sqm block Double garage with remote controlled sectional door, extra height and internal access Paved covered alfresco areas one with timber-lined ceiling, the other with a pitched roof and built-in barbecue and fridge. Both with liquid limestone paving, garden beds Sand pit New lawn Side access to backyard Tinted front windows Light-up panels in the garden Three-phase power 6.6kW solar panels and solar inverter installed in 2021 Rainwater storage Garden shed, accessed from the front Estimated current: Rates \$2801.77 Water \$1221.72 p/a Before you Bid:

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