

# 7B Boyd Street, Palmyra, WA 6157



## House For Sale

Friday, 3 May 2024

7B Boyd Street, Palmyra, WA 6157

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jacky Ladbrook  
0412913127

## From \$799,000

A lovely, modern and private single storey rear home, appealing to downsizers, small families and those who like an easy care, secure property to lock up and leave. This home has two separate living areas, three double sized bedrooms, modern kitchen, two bathrooms and a double lock up garage. The portico of this property leads you into the tiled entry hall leading to the formal living area which has enough separation from the kitchen and meals/living area. The kitchen has a bulkhead ceiling with down lights, stainless steel under bench oven, gas hob, double sink and tiled splashback. Under bench and overhead cupboards along with a walk in pantry meet your storage needs. Low maintenance tiled flooring in the kitchen and meals/living area lend to easy cleaning. Sliding doors enable light to stream through and lead to the outdoor area. A good sized master bedroom is carpeted for comfort, has a walk in robe and ensuite bathroom. A naturally brightly lit ensuite bathroom has floor to ceiling tiling, large shower, WC and vanity basin with storage underneath. Good sized bedrooms 2 and 3 are carpeted with built in robes and have natural light flooding. The 2nd bathroom is conveniently located next to the minor bedrooms, is tiled from floor to ceiling, has a separate shower and full sized bath with storage under the vanity basin. The laundry has plenty of storage, with a linen cupboard as well as under bench cupboards. This property is tucked away at the rear, offering a welcoming environment and proximity to local amenities. This home is very comfortable with natural light streaming in and benefits from reverse cycle A/C throughout. Add your personal touch to this well maintained home. Features include but are not limited to:-

- Two living areas
- 3 well sized carpeted bedrooms with ducted R/C A/C
- Easy care kitchen with stainless steel appliances and walk in pantry
- 2 bathrooms tiled from floor to ceiling
- Shoppers entry
- Ducted reverse cycle A/C
- Low maintenance garden

Local Amenities:- Walk to Melville Plaza, Melville Recreation Centre and Library, local restaurants, cafes and speciality shops  
Close to Short drive to Santa Maria High School, Point Walter Reserve and Golf Course  
Easy access to Fremantle, Garden City, Perth CBD, freeway, Fiona Stanley Hospital and Murdoch, St John of God Hospital