

**8 Beenyup Road, Byford, WA 6122**



**House For Sale**

Thursday, 9 May 2024

8 Beenyup Road, Byford, WA 6122

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1227 m2**

**Type: House**



Travis Grogan  
0894959999

**\$500,000**

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 1227sqm of land with the neighbouring 809sqm property also available (see advert for 6 Beenyup Road, Byford), this is a rare find in today's market and offers a lot of opportunities. The 2x1 + study home has been rented long term to the same tenant, the existing lease expires 08/07/2024 and is currently at \$300 with an updated rental appraisal of \$420 - \$450 Per Week. This property backs onto a laneway which is a gazetted future road, meaning options for developing the property are even better! The house has had many updates throughout and makes for a very comfortable home. 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.