

**80 Cooperage Street, Byford, WA 6122**



**House For Sale**

Tuesday, 2 April 2024

80 Cooperage Street, Byford, WA 6122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 445 m2**

**Type: House**



Shane Beaumont  
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## OFFERS FROM \$650,000

**WHAT WE LOVE:** This stunning 3 x 2 property with a dedicated study and theatre has been finished at a higher level than many of the surrounding display homes and has every single extra you could imagine! The owners have left no stone unturned in creating a property that simply must be seen to be fully appreciated. I have seen firsthand when a young family looks to build their dream home and they see a display home only to realize that everything is an extra, but not with this one. Every box has been ticked, meaning you save time and money and move in from day one.

**WHAT TO KNOW:** Water rates: \$691.05 Per annum Year built: 2023 Expected rental return: \$675-\$700 Per week approximately.

**SOME OTHER THINGS YOU SHOULD KNOW:** Reverse-cycle air conditioning 3 bedrooms 2 bathrooms Study Theatre Double garage with extra storage High ceilings Stunning lighting Quality appliances to the kitchen with a huge island bench and walk-in pantry/scullery including 900mm gas cooktop and 2 ovens Dishwasher Stone tops Walk-in robes and ensuite to the master bedroom Built-in robes to all minor bedrooms Exposed aggregate in alfresco area Stunning easy maintenance landscaping 445m<sup>2</sup> block

**MY LOCATION:** Byford on the Scarp Estate is perfect for the family, as everything is just a short drive away and still only just being 40 minutes from Perth CBD and only 30 minutes from Perth Airport. Within this highly sought-after estate, the home is positioned on a corner lot directly across from a nature reserve, meaning this location also offers both amazing privacy and serenity.

**I WOULD BE PERFECT FOR:** First-home buyers Young families FIFO workers Downsizers \*Floor plan available please request via the enquiry option

**WHO TO TALK TO:** Shane Beaumont 0424 893 2425 [beaumont@realmark.com.au](mailto:beaumont@realmark.com.au)