

**10 Graceful Street, Byford, WA, 6122**

**CENTURY 21**

**House For Sale**

Sunday, 8 September 2024

10 Graceful Street, Byford, WA, 6122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## FLEXIBLE FAMILY LIVING IN THE GLADES

\*\*\*\*\* END DATE SALE: Offers close at 5pm on Monday, 30 September 2024 unless sold prior. \*\*\*\*\*

Nestled in the sought-after Glades Estate, this stylish 3-bedroom, 2-bathroom property offers a wonderful opportunity for both families and investors. With a flexible floor plan that includes two spacious living areas and the potential to convert one of these living areas to a 4th bedroom, there's room to grow, entertain, or simply unwind. The sellers are even willing to rent back for 12 months, making this a seamless transition for investors looking to maximise their returns from day one!

Step inside to discover a welcoming open-plan living area that flows effortlessly from the stylish kitchen to the family and dining spaces, perfect for hosting everything from dinner parties with family and friends to cosy nights at home. The modern galley-style kitchen is a showstopper with its sleek island bench, contemporary pendant lighting, and a full suite of stainless-steel appliances, including a gas cooktop, oven, and sleek, black dishwasher.

The master bedroom is a serene escape, complete with an open-plan ensuite, private WC, and a spacious walk-in robe. Two additional bedrooms, each with built-in robes, ensure everyone has their own space, while a separate theatre room at the front of the house can easily double as a 4th bedroom or a quiet retreat for some much-needed relaxation.

### FEATURES:

- \*📍 3-bedroom, 2-bathroom home in the desirable Glades Estate
- \*📍 Theatre room at the front, perfect as a 4th bedroom or extra living space
- \*📍 Open-plan living area with kitchen, dining, and family room
- \*📍 Modern galley-style kitchen with a stylish island, pendant lighting, stainless-steel cooking appliances and sleek, black dishwasher.
- \*📍 Master suite with open-plan ensuite, private WC, and walk-in robe
- \*📍 Spacious secondary bedrooms with sliding robes
- \*📍 Family bathroom with a bathtub, enclosed shower, and vanity
- \*📍 Ducted reverse cycle air conditioning throughout
- \*📍 Double garage and low-maintenance front yard
- \*📍 Easy-care backyard with lawn and paved alfresco area

Outside, the low-maintenance 375sqm block has been cleverly designed to keep life simple. Enjoy weekend BBQs in the easy-care backyard, complete with a lovely lawn area and a paved alfresco that's perfect for outdoor dining or soaking up the sun. A double garage offers secure parking off the street for your vehicles.

And let's not forget the location! Just 1km from Woodlands Grove Primary School and within 3.5km of both Byford Secondary College and Salvado Catholic College, the school run will be a breeze. The future Byford Train Station is also 3.5km away, promising even greater convenience in the near future. With easy access to the South Western Highway and Thomas Road, getting around is a cinch. Plus, the main town centre, with its supermarkets, casual dining options, and essential services, is less than 4km away.

Whether you're seeking a solid investment or a fresh start in a vibrant community, this gem in the Glades Estate offers a blend of style, convenience, and practicality that's hard to beat. Make it yours today!

For more information and inspection times contact:

Agent: Damian Miller  
Mobile: 0432 825 563

### PROPERTY INFORMATION

Council Rates: \$600.00 per qtr

Water Rates: \$299.28 per qtr

Block Size: 375 sqm

Living Area: 162 sqm approx.

Zoning: R20

Build Year: 2018

Dwelling Type: House

Floor Plan: Not Available

INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency.