

# 11 Reliant Retreat, Byford, WA, 6122



## House For Sale

Monday, 28 October 2024

11 Reliant Retreat, Byford, WA, 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Travis Grogan  
0894959999

## PERFECT LOCATION ON THE SCARP

This home has been designed incredibly well to make the very best use of the block, and offers large spaces inside and out for families to enjoy.

Located in what is often regarded as Byford's premiere estate, Byford by the Scarp, this is in the newest section and the 2018 built home is a terrific layout with some great features throughout. The elevated corner position provides privacy and a sense of space and openness which is not often found in new areas. Plus, with the Cohunu Koala Park on your back boundary you can be assured that your neighbours will be very quiet and sleep for most of the day!

The house is positioned to allow large spaces for parking in addition to the triple garage. The yards are simple and beautiful, with reticulated lawn and gardens which are easily maintained and perfectly complement the home.

The layout of the house is perfect for larger families with a huge main living area plus a theatre and activity room. Each of the four bedrooms are great sizes, with the master suite featuring a large walk-in robe and each of the minor rooms fitted with double built-in robes.

Climate control is taken care of by the ducted reverse cycle a/c system and the large solar system helps take care of the bills.

There are 31c ceilings in the living areas and an extra wide front door and hallway, but the real hero of this amazing home is the kitchen! With an abundance of storage, a huge island bench and 900mm appliances; it was already impressive... but there is even more! The scullery offers more bench space, another sink and an incredible amount of storage... it's BIG and super functional for busy families.

The alfresco area is bigger than most and there is an additional patio to really allow you spread out and entertain on a big scale. There is even provision for an outdoor kitchen, so let your imagination run wild with the possibilities here. One of the many great aspects of the backyard is that there is no neighbour on this side, so if your gatherings kick on a little later you won't have to worry about upsetting anyone!

This great home is an excellent option for buyers who want to live in one of the best parts of Byford and it will be popular!

Fill out the CONTACT AGENT FORM of this website and we will be in touch to arrange a viewing.