

15 Gingerale Street, Byford, WA, 6122



House For Sale

Sunday, 8 September 2024

15 Gingerale Street, Byford, WA, 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ash Swarts

0894959999

4x2 REFRESHED FAMILY HOME

A roomy family home in beautiful Byford, refreshed and ready for new occupants!

INSIDE:

With great sized internal spaces, this is a lovely family package. An expansive open-plan living is the heart of the home, with a tv recess, split system air-conditioning and a well positioned kitchen. This features a breakfast bar, big fridge recess, built-in pantry, stainless steel appliances and dishwasher recess. A sunken lounge at the front offers a separate living space perfect for a theatre or formal lounge. Bedrooms are all well-sized, the master suite has a walk-in robe and ensuite, the secondary rooms have built-in shelving recesses. Bathrooms are modern and well-equipped. Timber style laminate flooring runs throughout the home, while new carpets have been installed through the bedrooms, along with a fresh coat of paint.

OUTSIDE:

A double carport at the front provides sheltered parking, with an access door directly to the open-plan living. A large paved area at the back is ready for entertaining, while artificial turf keeps maintenance to a minimum. Lovely gardens along the fenceline and the front of the home have been freshly mulched and provide a pleasing aspect

LOCATION:

Located in the sought-after suburb of Byford, this property is conveniently close to a generous choice of retail shopping outlets, casual eateries, pubs, recreation and cinemas. Current and future development is bringing more and more to this suburb, with the countryside and access out of the metro close at hand. The popular Bill Hicks Reserve is nearby.

INVESTORS:

Property will be vacant at settlement. The current market rental appraisal is \$630-\$650/pwk. We have people looking for these properties every day! This is a set and forget, easy-care investment.

HOW TO VIEW:

We have a walk-through video that we can share with you, and local buyers are welcome to inspect the property in person. Enquire to book your viewing.

PROPERTY PARTICULARS:

- Build Year: 2010
 - Living Size: 157 sqm
 - Block Size: 482 sqm
 - Water Rates: \$1,120/pa
 - Council Rates: \$2,459/pa
 - Current Rental Appraisal: \$630-650/pwk
- (all values are approximated)