

**2 Johansen Road, Byford, WA 6122**



**House For Sale**

Tuesday, 21 May 2024

2 Johansen Road, Byford, WA 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 704 m2**

**Type: House**



Mark Grogan  
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**From \$799,000**

This is the absolute pinnacle of family living in this incredible location. Set on a 704sqm block, this property has been finished to the highest standard and provides brilliant living space. The floor plan is superb and there has been nothing missed by the sellers who designed this home with immense attention to detail. **INSIDE** There aren't too many days in family life that don't somewhat revolve around "what are we eating and when are we eating it?" so we'll start with that. The kitchen is superb, and the functionality of this space is second to none. The enormous workspace is sure to impress, and the storage is beyond ample. There are cupboards, drawers shelves and nooks... It's like they said "yes" to every possible suggestion for how to create more space. You can say "yes" to every random kitchen gadget and find a home for it. The kitchen overlooks the beautiful big living area. The high ceilings and beautiful natural light make this space tremendously inviting. The large meals area leads through to the gorgeous lounge area, with the built-in gas log fire taking pride of place. It opens out to the beautiful alfresco area, and that whole indoor/outdoor experience is what modern family living is all about. The theatre room is a superb design and the plush carpet along with the block-out curtains create an immersive experience to enjoy any movie or lock yourself in to binge-watch in absolute comfort. The master suite is exceptional and feels like your own hotel room within the house. It has a huge walk-in robe, and a lovely ensuite bathroom. The secondary bedrooms are very impressive too, with two of them featuring walk-in robes and the other offering a large built-in robe with mirrored sliding doors. They're all exceptional and the main bathroom is impressively designed. There's a study that is separate from the main living space and there's plenty of room to work from home in here. It's a great size area to set up for yourself or even to keep the kids and their homework out of your living area. To maximise that work time, there are data points in here to plug in and operate at full capacity. **AND ANOTHER THING!** I don't normally talk much about the laundry room, but I've got to with this one. The cabinetry is excellent, and there's a space for everything in here too. The position for the washing machine and dryer is elevated with more storage above and below, plus there's a huge linen cupboard. There are quality stone worktops in here, and indeed, the whole home. **OUTSIDE** This is a fantastic place to be. The alfresco area is across the width of the home and it really is a superb place to entertain. There's a heap of room for a gathering of friends and family and a mains gas outlet so you can cook without complications. The lawn area is lovely, and there's a heap of room for kids and pets to enjoy, plus an established garden. It's all reticulated and easy to care for. The exposed aggregate concrete runs around the whole house, and there is no sign that these designers have ever considered cutting corners. The brilliant brickwork around the property is completed to an exceptional standard, and there is evidence of excellence everywhere. **WHERE IT IS** Just get on the maps and take a fly around. You won't fly far to find parks, schools, shops and more, all within exceptionally easy reach of home. It's an easy life in this superb home. **WHAT NEXT** Hit the email agent button at the bottom of this webpage and we will be in touch with you to make a time so you can see it for yourself.