

3 Nivea Way, Byford, WA, 6122



House For Sale

Saturday, 31 August 2024

3 Nivea Way, Byford, WA, 6122

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Travis Grogan
0894959999

SIMPLY ENORMOUS!

This incredible family home is far from ordinary and offers many options to suit what your lifestyle calls for. There have been no compromises made with size, finishes or quality and the end result is one of the most incredible residential packages to come to market in Byford.

Of the many amazing features to get excited about, the most outstanding is the separate home office. This was designed to allow the very best of working from home, yet the separation from the main house means that you can still leave your work at work and a few steps later... you're inside the house! With its own entry door, this setup will suit many different uses - a home salon, a teenager retreat or perhaps even a granny flat. There is a kitchenette and powder room already and plenty of options to modify these spaces to suit your needs. The powder room even has external access, which is perfect for when the pool is being used and will save wet footprints through your house!

This space is separated by a courtyard and has easy access into the double garage, so it can be used as part of the house for daily living if that's what you prefer.

To incorporate such a space into most properties would mean compromising on the size of the dwelling or leave no yard space. However, given this is the biggest block in the Glades Estate and sits at a massive 760SQM, you don't have to worry about that! The house is a terrific size and consists of 4 bedrooms, 2 bathrooms, a big study (or 5th bedroom), an activity room, home theatre and massive open plan living/ dining.... Check out the floor plan, it really is BIG!

The kitchen sits at the hub of the home and... you guessed it... it's big! There is an abundance of bench space, cleverly designed cupboards which can be accessed easily for additional storage, plus a huge walk-in pantry. There are 900mm appliances, a generously sized fridge recess and good quality finishes.

There are LED downlights and ducted reverse cycle A/C through the home as you would expect from a home of this calibre and the massive solar PV system helps keep the power bills under control. You can feel safe and secure with an alarm system throughout the house and office.

The home is perfectly setup for entertaining with so many large spaces to spread out, but summer parties will be where things really get exciting! The alfresco area is enormous, and the composite decking extends even further to create an area big enough to host parties on an epic scale. Hardwired speakers run throughout the house and alfresco to set the mood, and if the party really kicks on... there's plenty of places for guests to crash for the night!

Of course, the jewel in the crown is the big swimming pool which has an expansive paved area for lounging and supervising kids. There is an electric heat pump plus a pool blanket, so you can get much more use out of the pool during the spring and autumn months too.

Given the size of the block, the maintenance required is remarkably manageable. Partly because the house, office and pool are all so big... but also because the design has been created with busy people in mind! It doesn't take much to keep this place looking incredible and there really is nothing left to do other than move in and enjoy this masterpiece.

If you miss out on this home, you can be sure there won't be another like it! Priced well below what it would cost to replace it, this is a truly rare opportunity, and it will be popular. To find out about viewing times, please fill out the CONTACT AGENT FORM on this website and we will be in touch promptly to book in a viewing.