

**35A Gordin Way, Byford, WA, 6122**



**House For Sale**

Wednesday, 14 August 2024

35A Gordin Way, Byford, WA, 6122

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Travis Grogan  
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## **IMMACULATE AND COMPLETE**

This incredibly well positioned home is the ultimate property for the downsizer or budget-conscious buyer who doesn't want to compromise on quality or land size. If you enjoy the finer things in life but don't want the massive price tag that usually comes with it, you need to check this one out!

Located in the heart of Byford, with a surprising amount of internal living space, this home is perfect for the homebuyer with a budget or the investor looking for strong returns in a rapidly growing market. There is a lot more than meets the eye from the front and you will find impressive finishes and immaculate presentation at every turn!

With a strong focus on peaceful outdoor living, the home is a practical design with good internal living spaces which are complemented by stunning gardens and lawn areas. The central kitchen overlooks the living area and has plenty of cupboards and a layout that is designed to maximise the available space. The appliances are good quality and there is a large breakfast bar plus a dishwasher.

There are three bedrooms, each with plenty of storage and the master bedroom has an ensuite bathroom and double walk-in robes.

The backyard is where this property stands out from the competition. Unlike most similar sized homes, this property has a huge patio plus a large lawn area which is surrounded by well-established garden beds. Perfect for the buyer with pets or children who need space to roam, you will struggle to find anything with a yard like this in this price range.

With schools and the Byford shops a very short stroll away, this is a strong contender for the most convenient place to call home in the whole suburb!

This awesome opportunity to get into one of the best parts of Byford with nothing left to spend. The good ones are selling fast and this is a great one, so contact Travis Grogan via the "CONTACT AGENT FORM" on this website for an inspection before someone else sees it and falls in love!