

**53 Jasmin Promenade, Byford, WA, 6122**



**House For Sale**

Wednesday, 14 August 2024

53 Jasmin Promenade, Byford, WA, 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## FOR DEFINITE SALE

All offer presented on before 4pm Friday 30th of August.

The seller reserves the right to accept offers before the end date.

Welcome to your new home at 53 Jasmine Promenade, Byford, where modern elegance meets comfortable living. This stunning property features LED lights and tiled flooring throughout, enhancing the contemporary ambiance. The spacious open living plan is perfect for family gatherings and entertaining and is complemented by a Panasonic ducted reverse cycle air conditioning system to keep you comfortable all year round.

The luxurious master suite is a true retreat, offering carpet flooring, dual walk-in robes, and a stylish ensuite with a his and her shower. All minor bedrooms are equipped with built-in robes, providing ample storage space for the whole family. The cozy theatre room, with its plush carpet flooring, is perfect for movie nights and relaxation.

The kitchen is a chef's dream, boasting a pantry, overhead cabinets, 900mm Westinghouse appliances, a dishwasher, and stone benchtops. The practical laundry area includes an additional storage room, ensuring you have all the space you need.

Step outside to the low-maintenance backyard, featuring a beautiful flower bed and an alfresco area that's perfect for outdoor dining and relaxation. This home offers a perfect blend of luxury, comfort, and convenience.

The Byford train station is coming soon, scheduled to open next year, adding incredible convenience and connectivity to your lifestyle!

Make this beautiful property your new home and enjoy a lifestyle of ease and elegance. Contact us today to arrange a viewing!

### SCHOOL CATCHMENT

Marri Grove Primary School (1.4km)

Byford Secondary College (4.1km)

### RATES:

Council : \$2,600 approx.

Water : \$1,154 approx.

### FEATURES

\*Built Year: 2014 Circa

\*Total Built Area: 227 sqm Approx

\*Open Plan Living Area

\*Down lighting

\*Tiled Flooring in living area

\*Ducted Reversed Cycle Air Conditioning (Panasonic)

\*Powder Room

\*Custom Chandeliers

\*Theatre Room with Plush Carpet

\*Laundry Area

\*Separate Storage Room

\*All Minor Bedrooms with BIR

Master Suite:

\*Plush Carpet flooring

\*Dual Walk-in-robe

\*Ensuite (Single Vanity / Dual Shower)

Kitchen:

\*Pantry and overhead cabinets

\*900mm 5-burner stove and oven by Westinghouse

\*Dishwasher

\*Stone benchtops

Outside:

\*Gas Hot water system - Vulcan

\*Flower bed in the backyard

\*Low maintenance backyard

\*Alfresco

\*Solar - 6.5 kW - Perth Solar Force

#### LIFESTYLE:

700m - Plaistowe Bvd Before Blackberry Rmbl Bus Stop

750m - Byford Central Hall

1.3km - Child Care Centres

1.4km - Marri Grove Primary School

2.6km - Red Slide Park

3.3km - Byford Community Kindergarten

3.5km - Byford Centre

3.5km - Redgum Brook Estate Park

3.5km - Sunrays Park

3.5km - Byford & Districts Country Club

3.7km - Byford Medical Centre

3.8km - Byford Market Place

3.9km - West Byford Primary School

3.9km - Bloom Early Education

4.1km - Byford Secondary College

4.6km - Walking Trail at The Brook at Byford

4.7km - Briggs Park

4.9km - Cohunu Koala Park

6.7km - Armadale Senior High School

25km - Challengers Beach

30km - Coogee Beach

42km - Perth CBD