

66 Nettleton Road, Byford, WA, 6122



House For Sale

Monday, 26 August 2024

66 Nettleton Road, Byford, WA, 6122

Bedrooms: 4

Bathrooms: 1

Type: House



Brian Scott

0438333341

Live the Byford Dream

This beautiful large 4 x1 home with reverse cycle air conditioning and solar panels is nestled in the foothills of the amazing Byford hills and is situated in the Light Industrial Area on approximately 2094sqm with a huge 18m x 7.5m shed featuring 3 phase power, mezzanine floors and a brick tool room.

The moment you drive into the fenced yard there is a large parking area to the right and a driveway that continues down the side of the house to the rear yard wide enough for a semi-trailer, the front of the home has great street appeal and features roller shutters on every window all around this large home, controlled by an app on your phone, the front veranda features polished exposed aggregate flooring and has a large gable patio which is perfect in all weather conditions to sit and enjoy the view of the hills and all the animals at neighbouring Cohuna Wildlife Sanctuary.

Upon entry to the home you are greeted by wood look styled flooring, with the large home office directly opposite the front entrance with enough room for multiple work stations, which is perfect for those who want to lower their cost of living having a home, office and workshop on the same premises. The type of business you could run from this property would be (STCA).

To the left of the entrance is a large lounge room with plantation shutters, gas bayonet and multiple power points, moving down the hallway there is a large open plan dining area connected to an amazing kitchen with loads of cupboard space above and below the stone benchtops, a breakfast bar, free standing stainless steel gas cooker and dishwasher, there is also space for a large double door fridge with the plumbing already in place.

The large master bedroom is at the front home and has a floor to ceiling built in robe with ceiling fan and direct access to the well-appointed bathroom which has plantation shutters, a large glass panelled shower and separate bathtub with a great sized vanity.

Two other minor bedrooms are at front of the home both having, ceiling fans and ample space for queen sized beds and furniture and also have built in robes, to the rear of the home is a large family/games room and the fourth bedroom which could be used as a 2nd master suite for adult children or multi-generational living, this large room features built in cabinetry and enough room to give the impression that this is a separate area from the main living spaces.

The rear yard consist of a massive gabled patio with mains gas for BBQ's perfect for entertaining large families or friends, this area and has all weather blinds and is overlooking the low maintenance fenced yard and neighbouring wildlife park, down the back next to the massive workshop is enough room for parking multiple caravans, boats, trucks and cars, the possibilities of the things you could do from this home are endless.

The home itself is a very short drive to all that Byford has to offer including, primary and high schools, 3 major supermarkets, restaurants, cafes, post office, and the new train station set to open in 2025, Byford really has it all and you will love to call this community home.

If you are in the market for a home that really ticks all the boxes both inside and out, do not miss this very unique opportunity to live and work in the same location. Call Brian for more details 0438 333 341

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.