

**8 Tigereye Avenue, Byford, WA, 6122**



**House For Sale**

Saturday, 31 August 2024

8 Tigereye Avenue, Byford, WA, 6122

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## PERFECT FAMILY HOME

This lovely home has been designed with the family in mind, with a separate theatre room, study and a good ol' Hills Hoist clothesline out the back!

Located in a very accessible part of Byford with easy access to Thomas Road and Tonkin Hwy, there is plenty to love about this property.

The home is a very practical design with great attention to detail throughout. The master bedroom is a great size with its own split system a/c, walk-in-robe and ensuite bathroom. The separate theatre room is ideally located towards the front of the home, away from the secondary bedrooms so it can be used to its full potential!

Across the hall from the theatre room is a good-sized home office which could be converted to a fifth bedroom if required. It's the perfect space to work from home or to contain the kids and their toys, leaving you with the open planned living, dining, and kitchen area to spread out and enjoy.

Smartly appointed, the kitchen boasts a 900mm oven and gas cook top, rangehood and overhead cupboards for extra storage. With the kitchen being the hub of the home, it is well positioned to keep a watchful eye on what's going on inside and out!

The other three rooms and main bathroom are tucked away down the left side of the home, away from the theatre, a great design for busy families and parents who need their own zone! Each of the minor bedrooms are a good size, with built in robes, creating plenty of space.

Outside, the property continues to impress with the alfresco area creating the perfect extension of your living and entertaining space, overlooking real lawn, yes, I said real lawn! The backyard is bigger than most in this price range, perfect for the family that enjoys kicking the ball around with the kids and a place to play with the pets.

Window shutters have been fitted to the master bedroom and rear two minor bedrooms, keeping the warmth in during winter, and the heat out in our hot summer months. The ducted air condition system makes it easy to keep your home cool this summer.

### THE BRIEF

- 450sqm Block
- 168sqm Home
- 4 Bedrooms
- 2 Bathrooms
- Study
- Separate Theatre
- Air Conditioning
- Great Backyard
- Solar Panels
- Built 2012

The location is perfect with several parks in the area and easy access to all the good stuff that Byford has to offer - shops, daycare, schools, restaurants and more.

This house is the perfect family home, to see it for yourself, contact Alyssa Hayden & Travis Grogan via the "CONTACT AGENT" form on this website before someone else snaps it up!