

Lot 26 Briggs Road, Byford, WA 6122

Lifestyle For Sale

Tuesday, 5 December 2023



Lot 26 Briggs Road, Byford, WA 6122

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1 m2

Type: Lifestyle



Kyla Bramwell
0892023600

FROM \$1,799,950

You'll find it difficult not to show excitement after viewing this stunning lifestyle acreage. This 2.75 Acre block is situated on the outskirts of town and yet everything is available with just a few minutes' drive. Renovated house, BIG near-new swimming pool, man cave and a massive shed, are simply the beginning of what this property has to offer. Grab a drink, take a seat and have a read of the list of things the current owners have done for you to enjoy. Key features include: Main house • Open plan L-shaped kitchen/dining/living with ceiling fans • Bright modern kitchen with a dishwasher, 900mm freestanding stove/cooker and walk-in-pantry • Theatre room with reverse cycle air conditioning unit • Master bedroom with four doors built-in-robe • Two good sized bedrooms one with double built-in-robe • All bedrooms feature ceiling fans and reverse cycle air conditioning unit • Study • Jarrah floors, freshly painted, day/night blinds • Insulated roof • 8KW solar system • Security cameras Outside • 2.75 acre block • 10.5m x 4.45m Swimming pool with a gazebo • Reticulated lawn area • Man cave shed 18.57m x 7.7m fully insulated with power, water, gas, alarm, dishwasher and reverse cycle air conditioning unit • Main shed 22.23m x 12.42m, 6.19m pitch roof, 3.9m high opening featuring 3 phase power, pallet racking and bricked room that could be converted to the office • Main shed is currently leased on month to month basis • Storage shed 11.39m x 7.97m with power • Underground power • Bore water • Septic tanks recently pumped • New fencing on three sides with two access gates at the back Other • Option to buy furniture and machinery Byford is located 35km from the Perth CBD and just a few minutes' drive from all amenities; shops, medical centre, private school to name few. It is full of established flora and beautifully landscaped parklands providing a peaceful atmosphere, thus making it popular amongst families. To arrange an inspection or for more information, please call today. Rates: Shire \$2950.98 per annum (estimate, incl. ESL) Water \$275.72 per annum (estimate)