

13 Dundatha Dr, Byford, WA 6122

Sold - 22/10/2024

House 4  2  2 



## Best of The Brook

Situated within the highly desirable enclave of 'The Brook' in Byford, this stunning 4 bedroom, 2 bathroom home offers a perfect blend of contemporary style and everyday practicality. The moment you arrive, the home's impressive curb appeal makes an impact, featuring a well-maintained front garden and an extra-wide concrete driveway that leads to a double garage with a raised entrance, ideal for lifted 4WDs.

**Open for Inspection**

By Appointment.

Inside, the thoughtful design and high-quality finishes and ducted reverse cycle air con set this residence apart. With sleek grey tiling throughout and the addition of 900mm doorways, the interior boasts a modern and spacious feel. The expansive master suite at the front of the house provides a peaceful retreat, complete with a generous walk-in robe. A recently renovated ensuite, featuring elegant tiling and a stylish vanity, adds a touch of luxury to the master suite.

The open plan living and dining areas are perfectly suited for both relaxed family living and entertaining. At the heart of the home, the kitchen impresses with stone benchtops, a 900mm oven, a gas cooktop, and ample cupboard space, catering to the needs of both avid cooks and busy families. The additional bedrooms are generously sized and come with built-in wardrobes, offering plenty of storage. A renovated laundry, equipped with abundant cupboards and a walk-in linen press, further enhances the home's functionality.

The backyard is a sanctuary designed for both entertainment and relaxation. A spacious alfresco area with all-weather blinds allows for year-round outdoor living, complemented by a small, grassed section and extensive concrete areas for low maintenance. The property also boasts a substantial 7.5 x 5m workshop, perfect for projects, hobbies, or extra storage. Secure electric gate access provides ample room for parking a caravan, accommodating all your recreational needs. For added peace of mind, a comprehensive camera system is installed, ensuring the safety and security of the home.

All this in an extremely convenient location, a few minutes drive or walk to multiple schools, major supermarkets, restaurants, specialty shops and the new train station which should be ready in the latter half of 2025.

This exceptional property is a rare find in a prime location and is sure to attract significant interest. For more information or to arrange a viewing, please call Brian 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.

### Listed By

Louise Frisina  
Phone: (08) 9459 7788  
Mobile: 0433 322 980

