

213 Abernethy Rd, Byford, WA 6122

Sold - 8/12/2024

House 4 2 2



## IMPRESSIVE FAMILY HOME

Welcome to 213 Abernethy Rd, Byford! This stunning approx 212sqm modern family home sits on a generous approx 946sqm block, offering ample space for a pool, granny flat, or teen retreat - perfect for growing families.

As you step inside, you'll find a home that blends comfort and style, with expansive living areas bathed in LED downlights.

The chef of the family will appreciate the impressive kitchen, complete with a dishwasher, walk-in pantry, 900mm gas cooktop, and electric oven, all overlooking the family living and meals area, games room, and backyard.

The master suite is a private retreat, featuring a spacious walk-in robe and a stylish ensuite bathroom. A versatile study or 5th bedroom adds flexibility to suit your needs, while three generously sized minor bedrooms with built-in robes provide plenty of room for everyone.

Step outside and be impressed by the 9m x 6m (approx.) powered workshop, alfresco area under the main roof, and side drive-thru access leading to the rear of the property - ideal for extra parking space, a boat, or a caravan. The two-car garage offers storage options as well.

Additional features of this home include 20 solar panels for energy efficiency, reverse-cycle ducted air conditioning for year-round comfort, fully reticulated front and rear gardens for easy maintenance, and a Rinnai three-station hot water system.

Conveniently located near schools, shopping areas, a brewery, parks, public transport, and the upcoming train line, this property offers everything you need and more. With so many impressive features to discover, a viewing is essential!

Please Note: The Greenhouse, nursery and water tank off workshop will be removed at settlement.

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.

**Open for Inspection**

By Appointment.

### Listed By

Louise Frisina

Phone: (08) 9459 7788

Mobile: 0433 322 980



Listing Number: 3458421