

8 Halfpenny Ave, Byford, WA 6122

Sold - 9/05/2025

House 5 2 2 2



## This is the big family home you have been looking for! - INS

Situated on approx 612m block, as you enter you will find the Master Bedroom is front of house with ensuite, WIR and wall mounted split Air conditioner, Bedroom 5 is across the hallway, Queen size, could easily be a parents Retreat/ formal living or a close by nursery.

### Open for Inspection

By Appointment.

Bedrooms 2 & 3 are Queen size with built in robes, bedroom 4 is queen too, an Activity room sits between bedrooms 2 & 3, Bedroom 2 also has split air conditioning. The bathroom, laundry with external sliding door to yard and Toilet are also in this wing of the house.

The main open plan area consists of Kitchen, with gas hob, electric oven and dishwasher, Dining and living that opens to the Alfresco area, with handy shoppers' entry from double garage into study that opens into the kitchen. The study has an external sliding door perfect for home businesses needing rear access. The games/theatre room has split air conditioning, looks out to the rear yard with double doors to close off for those movie nights.

Outside double gates for additional parking to the side of the garage, large alfresco outdoor area, large backyard with artificial turf and paving, low maintenance gardens, large shade sails to give a reprieve from those hot sunny days! External automated shutters to all windows and sliding doors, solar hot water and water filtration system.

### Features include:

- Security shutters
- 3 Split system Air Conditioning
- Gas cooktop
- Electric oven
- Dishwasher
- Stainless steel Rangehood

For further information contact Ethan Abeynayake on 0435 133 000.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

### Listed By

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