

Unit 7/23 Byron Rd, Kalamunda, WA 6076

Sold - 16/02/2023

Villa 2 1 1 1



## YOUR FOOT IN THE DOOR

Just when you were about to give up hope of getting anything half decent in Kalamunda under \$400,000, along comes 7/23 Byron Road.

Set in a complex of seven with low strata fees and no age restriction, this little 2 x 1 has plenty to offer with features including:

- \* Two double bedrooms both with built in robes
- \* One bathroom with bath, shower and separate WC
- \* Reverse cycle air conditioning to main bedroom and living area
- \* Open plan lounge & dining
- \* Large modern kitchen with plenty of cupboard and bench space
- \* Pleasant courtyard with pergola
- \* Single lock-up garage & parking for second car

The lovely, reliable sitting tenant is at the end of their lease so this little gem will be sold with vacant possession but if it suits you, she would love to stay.

Fantastic, peaceful location here within walking distance to Kalamunda Central and everything it has to offer.

**Open for Inspection**

By Appointment.

**Listed By**  
Grant Winning

