



11 Carinata Crescent, Byford



## BYFORD FAMILY GEM

Boasting a fresh-faced interior with neutral tones, this contemporary home exudes a relaxed, and stylish ambience with abundant natural light, quality fittings throughout and a functional floor plan tailor-made for modern living.

Conveniently positioned on a corner block and just moments from Lakeside shops, quality schools, and parks, this easy-care home features all the hallmarks of a comfortable lifestyle. An open-plan living, kitchen and dining area is the welcoming heart of the home, a light-filled space where all the family can come together while keen chefs will love the well-appointed kitchen boasting ample benchtops, cupboards, and stainless-steel appliances.

From the main living area, slide open the doors for seamless access to the exterior, a fabulous paved courtyard ideal for alfresco dining, BBQ's or simply a quiet, private zone to relax on weekends with the family. There is a small section of lawn catering to both the little ones or family pets and this low-maintenance space provides both minimal upkeep and convenience.

All bedrooms are of a generous size and feature the comfort of carpet and drapes, with the spacious main bedroom enjoying custom walk-in-robos and a sleek ensuite with another bathroom with bath servicing the rest of the family.

This home has a wonderful and inviting appeal, is beautifully presented and

 3  2  2

**Price** From \$589,000  
**Property Type** Residential  
**Property ID** 30894

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

offers an exceptional opportunity for first-home buyers, investors or any young family seeking a location that is thriving in its rapidly growing amenities, including Byford's new train station. Enjoy proximity to Woodand Grove, Beenyup and West Byford Primary Schools, Byford Secondary College, local shopping precinct, numerous parks and easy access to Tonkin Highway.

Your sensational, modern family home awaits!

For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on [joe@xceedre.com.au](mailto:joe@xceedre.com.au) or 0406 237 964.

#### Property features

Three bedrooms

Generous main bedroom with custom walk-in-robe and ensuite bathroom

Two other bedrooms with built-in robes

Two bathrooms

Main bedroom carpet, walk-in robes, ensuite

Open-plan living, kitchen, dining areas

Superbly appointed kitchen with ample cupboards, bench space, breakfast bar, pantry, stainless steel double sink

Neutral tones throughout

Engineered timber flooring

Low maintenance backyard with private courtyard and small grassed area

Double lock up garage

Separate laundry

Split system air conditioning in living areas

Front lawn with side gate access

Colorbond fencing

This property is currently tenanted, please contact me for more details.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*