





15 Byrd Lane, Australind

BRAND NEW • BUILT 2025 • WALK TO THE OVALS !

Brand New. Beautifully Finished. Built for Family Living.

Why wait to build when you can move straight into a brand new home?

Built in 2025 by Celebration Homes, this stunning 4 bedroom, 2 bathroom residence delivers modern living, thoughtful design and exceptional functionality all in a fantastic location just a short stroll from the large Leschenault sporting ovals.

And here's the bonus... a direct access pathway to the ovals is right at your doorstep, meaning you have a huge recreational space for the family to enjoy without the maintenance of having to mow it yourself!

From the moment you enter, the impressive high ceilings throughout immediately create a wonderful feeling of space and openness, while the carefully considered floorplan provides plenty of room for everyone to spread out.

THE MASTER SUITE YOUR OWN PRIVATE RETREAT

4 2 2

FOR SALE
Offers Over $899,000

VIEW
Sat 7th Nov @ 2:00PM - 2:30PM

AGENTS
Rachel Ned MacLeod-Paterson
0488 556 452
rachel.ned@ljhsouthwest.com.au

AGENCY
LJ Hooker Property South West WA
(08) 9791 6880

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.

Positioned at the front of the home, the master bedroom feels like it has its own postcode, separated from the remaining bedrooms for added privacy.

The generous master suite features:

Large walk in robe
Spacious ensuite
Double sink vanity
Full wall mirror
Large double head shower
Quality modern finishes

It's the perfect place to retreat at the end of the day.

DESIGNED FOR EASY FAMILY LIVING

Moving through the home, the practical design continues.

A shoppers' entrance from the garage makes bringing the groceries inside a breeze particularly handy on those wet winter days.

The garage has been coursed higher, providing additional clearance for the family 4WD, while a convenient PA door provides direct access to the backyard.

For movie nights, the dedicated theatre room with sliding door is perfectly positioned toward the front of the home, allowing the family to enjoy a movie while keeping the noise further away from the children's bedroom zone.

Opposite the theatre is a cleverly positioned office/study nook, complete with internet connections and computer ports ideal for working from home, homework or study.

THE HEART OF THE HOME

At the centre of the property is the impressive open plan kitchen, dining and living area, creating the perfect space for everyday family life and entertaining.

Large windows flood the room with natural light, beautifully illuminating the space and highlighting the contemporary finishes.

The modern kitchen comes equipped with all the essentials, including:

900mm stainless steel 5 burner gas cooktop
900mm stainless steel oven
Cool white stone benchtops
Extended island breakfast bar
Full white tiled splashback
Additional tan overhead cabinetry
Generous walk in pantry
Dedicated fridge space
Dishwasher plumbing ready to go
Power point cleverly positioned beneath the breakfast bar
Large draws for storage

It's a kitchen that looks fantastic while remaining highly practical for everyday family living.

THE CHILDREN'S ZONE

From the kitchen there are two access points leading toward the rear of the home, where you'll find three further generously sized bedrooms.

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Each bedroom features double mirrored, floor to ceiling built in robes, providing excellent storage.

A dedicated activity nook creates an additional zone for the kids perfect for homework, gaming, reading or simply giving them their own space.

LAUNDRY WITH STORAGE GALORE

Even the laundry has been thoughtfully designed, featuring:

Full stone benchtop
Sink
Grey tiled splashback
Full wall open linen and storage area

Plenty of practical storage without compromising on style.

OUTSIDE, YOUR BLANK CANVAS

Step outside and you'll discover a blank canvas ready for you to create exactly what you want.

With double gated side access, the possibilities are endless.

Dreaming of a big shed?
Want a concrete hardstand?
Need somewhere for the boat, caravan or trailer?
Want to create the ultimate backyard?

The space is yours to design.

The alfresco area provides the perfect setting for Sunday barbecues, entertaining friends and family, or simply enjoying a quiet afternoon outdoors.

And with the sporting ovals practically on your doorstep, there's no shortage of space for the kids to run and play.

MORE FEATURES

- Brand new, built in 2025
- 4 bedrooms
- 2 bathrooms
- High ceilings throughout
- Theatre room
- Home office/study nook
- Open plan kitchen, dining & living
- Walk in pantry
- Stone kitchen benchtops
- 900mm Omega gas cooktop & Westinghouse oven
- Dishwasher plumbing
- Activity nook
- Floor to ceiling mirrored built-in robes
- Spacious laundry with stone benchtop
- Fully ducted reverse cycle air-conditioning/comes with smart tablet
- High clearance double garage which was also extended (500mm) in length
- Shoppers entrance
- PA door to backyard
- Double gated side access
- Alfresco entertaining area
- Blank canvas backyard
- Direct pathway access to Leschenault sporting ovals
- Walking distance to the sporting facilities

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If you've been dreaming of a brand new home but don't want to endure the building process, the waiting, this could be the one you've been waiting for.

Brand new, beautifully finished and ready for its first owners.

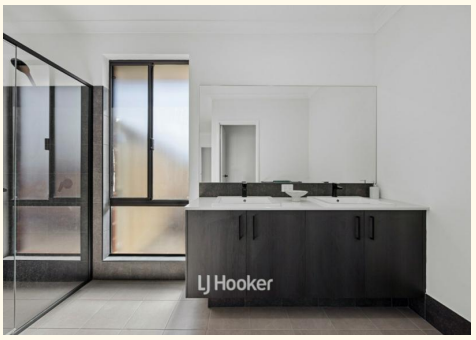
Register your interest with Ned today!

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

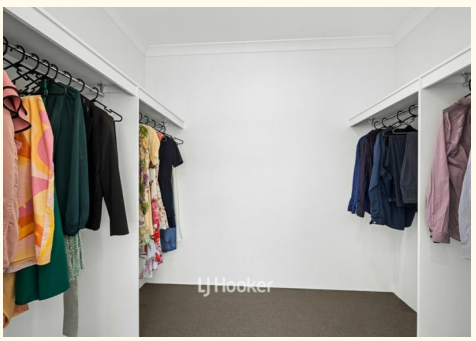
MORE DETAILS

Property ID	1B59HND
Property Type	House
House Size	200 m2
Land Area	584 m2
Including	Toilets (2)











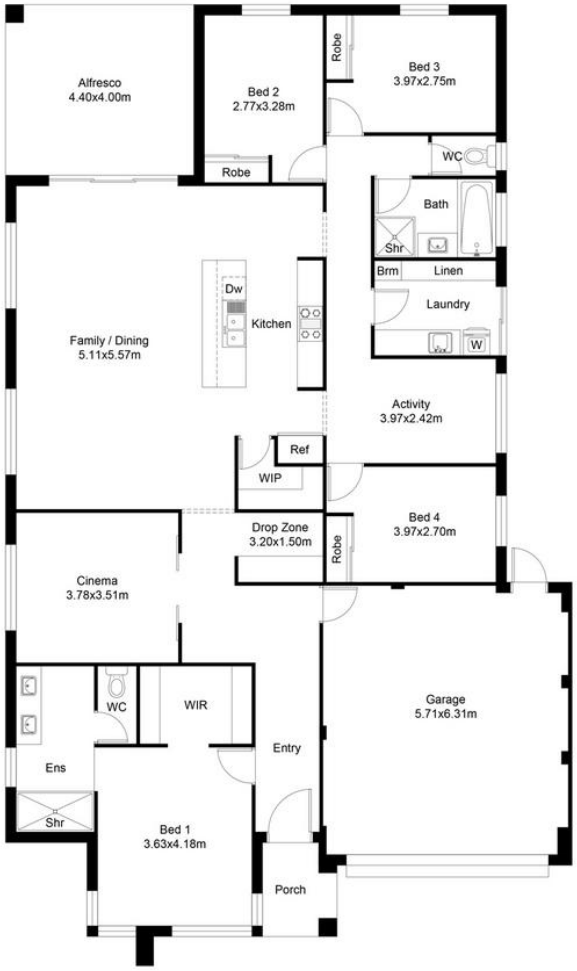
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LJ Hooker

15 Byrd Lane, Australind, WA 6233



Please note this floor plan is for marketing purposes and is to be used as a guide only.
Measurements are appoximate and are for illustrative purposes olnly

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