



11 Tourmaline Boulevard, Byford

Generous Living, Everyday Comfort

Offering the room and flexibility growing families are searching for, this impressive four-bedroom, two-bathroom home combines multiple living zones, generous bedrooms and a fresh, move-in-ready presentation.

The true centrepiece of the home is the exceptionally large open-plan kitchen, meals and family area. Its impressive proportions create a welcoming central hub where everyone can come together without feeling crowded. The kitchen overlooks the main living space and is equipped with a brand-new oven, gas cooking, dishwasher, rangehood, large built-in pantry and a fridge recess with plumbing available for water.

Beyond the main living area, the home continues to deliver the space families need. A separate home theatre provides the ideal setting for movie nights or quiet relaxation, while the additional activity area gives children or teenagers a dedicated space of their own. The gas log fireplace adds warmth and atmosphere during the cooler months, complemented by ducted evaporative air conditioning and ceiling fans for year-round comfort.

4 2 2

FOR SALE
From \$839,000

VIEW
Sat 31st Oct @ 11:00AM - 11:30AM

AGENTS
Nathan Frisina
0431 714 375
nathan.frisina@ljhooker.com.au

Lisa Gorey
0415 301 457
lisa.gorey@ljhooker.com.au

AGENCY
LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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.



The spacious master bedroom features a walk-in robe and private ensuite, while each of the minor bedrooms is generously proportioned and includes a built-in robe. A gas hot-water system adds further everyday convenience.

Recently refreshed, the home features new carpet, fresh paint, brand-new blinds and updated LED lighting, allowing the new owners to move straight in without the need for immediate work.

Outside, the alfresco area provides an inviting setting for relaxed entertaining or family meals. The low-maintenance gardens are supported by reticulation, making the outdoor areas easy to enjoy and simple to care for.

Positioned on an approximately 521sqm block and conveniently located close to local parks, schools and shopping facilities, the home offers the ideal combination of space, comfort and everyday convenience.

Freshly updated and offering considerably more room than the average family home, this is an opportunity that deserves to be seen in person.

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.

MORE DETAILS

Property ID	9YPHA2
Property Type	House
Land Area	521 m2
Including	Ensuite
	Evaporative Cooling
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Close to Schools
	Close to Shops

Nathan Frisina 0431 714 375

Director | Licensee | nathan.frisina@ljhooker.com.au

Lisa Gorey 0415 301 457

Executive Assistant | Sales Representative |
lisa.gorey@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788

Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNLIE WA 6108

thornlie@ljhooker.com.au | thornlie@ljhooker.com.au

