

138 Malarkey Road, Byford

## Large Family Home - NEW PRICE!

Built in 2023 and set on a 474m<sup>2</sup> block, this modern 5-bedroom, 2-bathroom home offers stylish finishes, generous living spaces and a family friendly layout in a quiet Byford street.




A welcoming hallway entry leads to the heart of the home - a spacious open-plan kitchen, dining and living area designed for everyday living and entertaining. The contemporary kitchen features a large island bench, walk-in pantry, Westinghouse oven and Bosch dishwasher.

A separate theatre room provides the perfect space for movie nights or relaxing with the family.

The spacious master suite includes a walk-in robe and private ensuite, while the additional bedrooms are generously sized and serviced by the main bathroom.

Step outside to a large backyard with plenty of room for kids and pets, an alfresco entertaining area, and a shed for additional storage.

Comfort is assured year-round with ducted reverse-cycle air conditioning throughout the home, while the double garage provides

5  2  2 

### FOR SALE

Please Call

### AGENTS

Daniel Lewis  
0422 293 871  
dlewis.applecross@ljhooker.com.au

### AGENCY

LJ Hooker Applecross  
08 6268 0130

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



secure parking and convenience.

Perfect for families, first-home buyers or investors looking for a modern, move-in-ready property in a growing location.

### Key Features

- Built in 2023
  - 5 bedrooms | 2 bathrooms | 2 car garage
  - 474m<sup>2</sup> block
  - Modern open-plan kitchen, living & dining
  - Island bench and walk-in pantry
  - Westinghouse oven & Bosch dishwasher
  - Separate theatre room
  - Large master suite with walk-in robe & ensuite
  - Ducted reverse-cycle air conditioning
  - Alfresco entertaining area
  - Large family backyard
  - Outdoor shed
  - Quiet street location
- Please note some photos have been digitally altered for marketing purposes \*

For an inspection please call Daniel on 0422 293 871 or email [dlewis.applecross@ljhooker.com.au](mailto:dlewis.applecross@ljhooker.com.au)

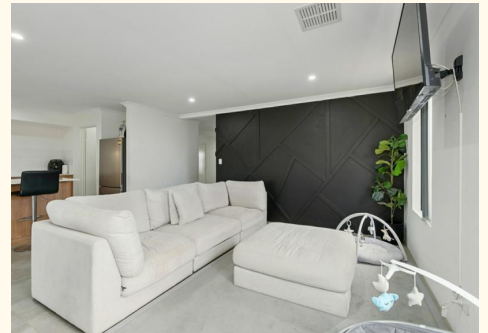
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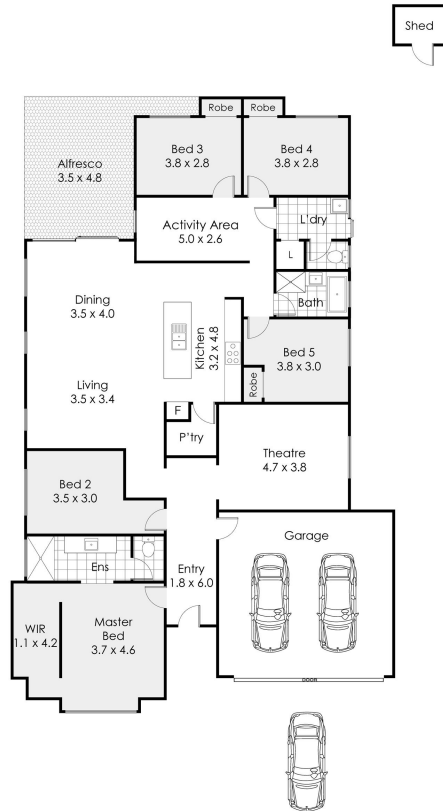
### MORE DETAILS

Property ID	139HHVX
Property Type	House
House Size	207 m <sup>2</sup>
Land Area	474 m <sup>2</sup>
Including	Ensuite Toilets (2)

**Daniel Lewis 0422 293 871**  
Director, Licensee and Auctioneer |  
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## 138 Malarkey Rd BYFORD

This floor plan is not to scale.  
Dimensions are approximate and therefore should only be used for illustrative purposes.

	260 m <sup>2</sup>
	5 Bed
	2 Bath
	3 Car