

138 Malarkey Road, Byford

## Large Family Home

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 secure parking and convenience.

5  2  2 

### FOR SALE

Please Call

### AGENTS

Daniel Lewis  
0422 293 871

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### AGENCY

LJ Hooker Applecross  
08 6268 0130

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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)

Important \*Whilst every care is taken in the preparation of the information contained in this marketing, LJ Hooker Applecross will not be held liable for any errors in typing or information. All information is considered correct at the time of printing.

### MORE DETAILS

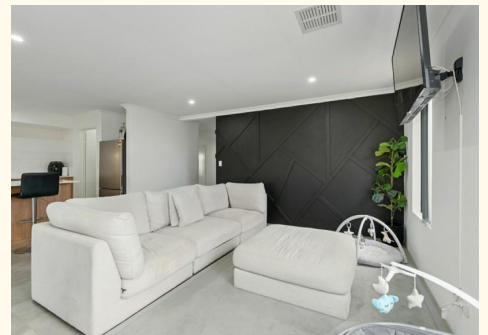
Property ID	139HHVX
Property Type	House
House Size	207 m <sup>2</sup>
Land Area	474 m <sup>2</sup>
Including	Ensuite Toilets (2)

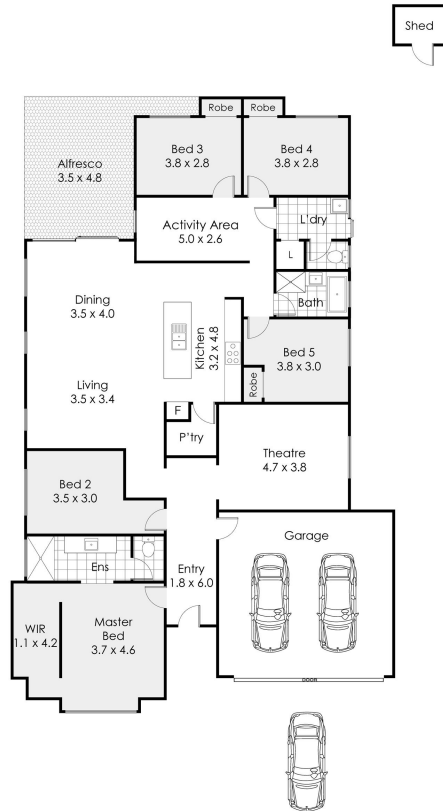
#### Daniel Lewis 0422 293 871

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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