



166 Kokoda Boulevard, Byford

## Immaculately Presented Family Home on Corner Block

Conveniently located within a short distance to schools, shops, and public transport, this stunning 3 bedroom 2 bathroom home sits on an approx 441sqm corner block and presents like new. Built less than five years ago and lovingly maintained by the original owner, it offers modern comfort, functionality, and outstanding value.

The home boasts excellent street appeal with low maintenance lawns and gardens. Additional features include solar panels, LED Lighting, reverse cycle air conditioning, and a large brick workshop/garage with shopper's entry, conveniently accessed from the side street.

Upon entry, stylish tiled flooring flows through the walkways and living areas. To the right is the spacious master suite, complete with a large walk in robe positioned behind the bed. The well-appointed ensuite features a twin vanity with stone benchtop, separate WC, and a glass-panelled shower.

Further along is the generous theatre room, which could easily be utilised as a fourth bedroom if required. To the left, the modern main bathroom offers a stone-topped vanity, separate bathtub, and glass panelled shower.

3  2  2 

**FOR SALE**  
From \$769,000

### AGENTS

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### AGENCY

LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

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 **LJ Hooker**

The two minor bedrooms are both well-sized and feature floor to ceiling mirrored built in robes, with convenient access to the main bathroom.

The large laundry provides ample storage and is located adjacent to the impressive kitchen, which features stone benchtops, a 900mm oven, gas cooktop, dishwasher, and an abundance of cupboard space. The central island bench doubles as a breakfast bar and overlooks the spacious open plan living and dining area, perfect for family living and entertaining.

Outside, the rear of the home offers two separate yard areas. One includes a newly paved landing off the living area and roll-on lawn with mains reticulation, ideal for children and pets. The second yard features a paved alfresco area with plenty of space for entertaining family and friends.

Homes of this quality and location rarely last long in today's market. Call Brian on 0438 333 341 for more information or inspection times.

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## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 9G7HA2   |
| Property Type | House  |
| Land Area     | 441 m2   |
| Including     | Air Conditioning<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Solar Panels<br>Close to Schools<br>Close to Shops<br>Close to Transport |

**Brian Scott 0438 333 341**

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