



18 Quadrant Parkway, Byford

Big Price Reduction, Motivated Sellers

Large Family Home with Premium Upgrades.

Only three years young and built by Celebration Homes, this impressive four-bedroom, two-bathroom residence delivers generous proportions, quality finishes and a thoughtfully designed floorplan ideal for modern family living.

Positioned on approximately 388sqm in the popular Beenyup Grove, the home places parks, schools, shopping and public transport within easy reach. A long list of extras adds further appeal, including solar panels, two solar batteries to help minimise power bills, reverse-cycle air conditioning and a unique fully enclosed rear yard-ideal for bird enthusiasts or cat owners wanting a secure outdoor environment.

From the moment you step inside, the sense of space is immediately apparent. High ceilings enhance the home throughout, while the oversized master suite was specifically enlarged during construction to create a genuine parents retreat. There is ample room for a king-sized bed, substantial furnishings and even a lounge or study nook, while a roller shutter provides additional privacy and comfort.

4 2 2

FOR SALE

Offers From \$869,000

VIEW

Sat 3rd Oct @ 3:10PM - 3:40PM

AGENTS

Brian Scott
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AGENCY

LJ Hooker Thornlie | Canning Vale
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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.



A spacious walk-through wardrobe leads to the beautifully appointed ensuite, featuring a stone-topped twin vanity, separate W/C and striking black-framed glass shower with dual shower heads.

Further along the hallway, a dedicated theatre room provides the perfect setting for movie nights, entertaining or simply enjoying a second living area.

At the heart of the home is an expansive open-plan kitchen, dining and living area designed to bring the family together. The kitchen combines style and functionality with stone benchtops, a 900mm oven, gas cooktop, dishwasher and excellent cabinetry. A well-designed butler's pantry and huge walk-in pantry provide outstanding additional storage, while direct shopper's entry from the garage makes everyday living even easier.

The rear wing continues the home's focus on space and practicality. The enlarged laundry includes customised cabinetry, a stone benchtop with space underneath for both a washing machine and dryer, plus an entire wall of floor-to-ceiling linen storage concealed behind three sliding doors.

All three minor bedrooms are generously sized and feature floor-to-ceiling mirrored wardrobes, providing plenty of space for growing families. The main bathroom is equally well appointed with a separate bathtub, stone-topped vanity and black-framed glass shower.

Outside, the spacious alfresco creates an inviting area for outdoor dining and entertaining, overlooking a fenced garden that can provide a secure separate space for children or pets when required.

With its generous bedrooms, multiple living zones, exceptional storage, energy-saving features and impressive list of upgrades, this is a home designed to make family life both comfortable and easy.

Extra High approx 2.3m garage.

Shire Rates approx \$3,400 pa and Water Rates approx \$1,500 pa.

Please Note - The Seller agrees to paint all internal walls of the house, as per quote provided, in a colour selected by the Buyer prior to settlement and at the Sellers expense.

- * Please note the Aerial Photos to be used as a guide only with approximate boundaries and distances.

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MORE DETAILS

Property ID	A0JHA2
Property Type	House
Land Area	388 m2
Including	Ensuite
	Study
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Solar Panels

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