

18 Quadrant Parkway, Byford

Big Price Reduction, Motivated Sellers

Large Family Home with Premium Upgrades.

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.

Only three years young and thoughtfully enhanced beyond the original building specifications, this impressive four-bedroom, two-bathroom home offers an outstanding combination of space, comfort and modern convenience. Set on approximately 388sqm in the popular Glades Estate, the property enjoys a convenient location close to parks, schools, shops and public transport, making it an appealing choice for families and discerning buyers alike.

Designed to tick all the right boxes, this home comes with an impressive list of extras, including solar panels and two solar batteries to help minimise electricity costs, reverse-cycle air conditioning and a fully enclosed rear yard, ideal for bird enthusiasts or responsible cat owners.

Upon entry, the high ceilings create an immediate sense of space,

4 2 2

FOR SALE
$819,000 - Motivated Sellers

VIEW
Sat 7th Nov @ 3:00PM - 3:30PM

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

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

LJ Hooker

leading through to an exceptionally generous master suite that was enlarged from the original building plan. There is ample room for a large bed and substantial furnishings, with additional space for a lounge or study desk. A spacious walk-through wardrobe adds practicality, while the beautifully appointed ensuite delivers a touch of luxury with an expansive stone-finished vanity featuring twin basins, a separate WC and a striking black-framed glass shower with dual shower heads.

Further along the hallway, the separate theatre room provides the perfect setting for family movie nights or an additional living area. At the heart of the home, the well-appointed kitchen overlooks the open-plan dining and living areas, creating a welcoming space for everyday living and entertaining.

Features include stone benchtops, a 900mm oven, gas cooktop, dishwasher and abundant cupboard space. Adding further convenience is the butler's pantry, complemented by a huge walk-in pantry and a shoppers' entrance from the garage.

The thoughtful upgrades continue through to the laundry, which was also enlarged beyond the original building specifications. A full wall of floor-to-ceiling linen storage, concealed behind three oversized sliding doors, is complemented by customised cabinetry and a stone benchtop with space underneath for both a washing machine and dryer. This is a practical, well-designed space with storage in abundance.

The three minor bedrooms are all generously proportioned, comfortably accommodating large beds and furnishings. Each features floor-to-ceiling mirrored wardrobes and enjoys convenient access to the family bathroom, complete with a separate bathtub, stone-finished vanity and stylish black-framed glass shower.

Outside, the generous alfresco area provides an inviting setting for relaxed outdoor dining and entertaining, while the separately fenced garden creates a versatile space where children or pets can enjoy their own area. Combined with the fully enclosed rear yard, this outdoor layout offers both flexibility and peace of mind.

With its generous proportions, quality appointments, valuable upgrades and sought-after location, this is a home that offers so much more than meets the eye. Properties of this calibre are always in demand, so don't miss your opportunity to make it yours.

Extra High aprrox 2.3m garage.

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

- * 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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Pearson-Oxford

Contempo Range

Plans are to be read in conjunction with Builders Standard Specification, Addenda & Engineers

Reverse cycle a/c system to home refer to addenda

Wind Zone - N1

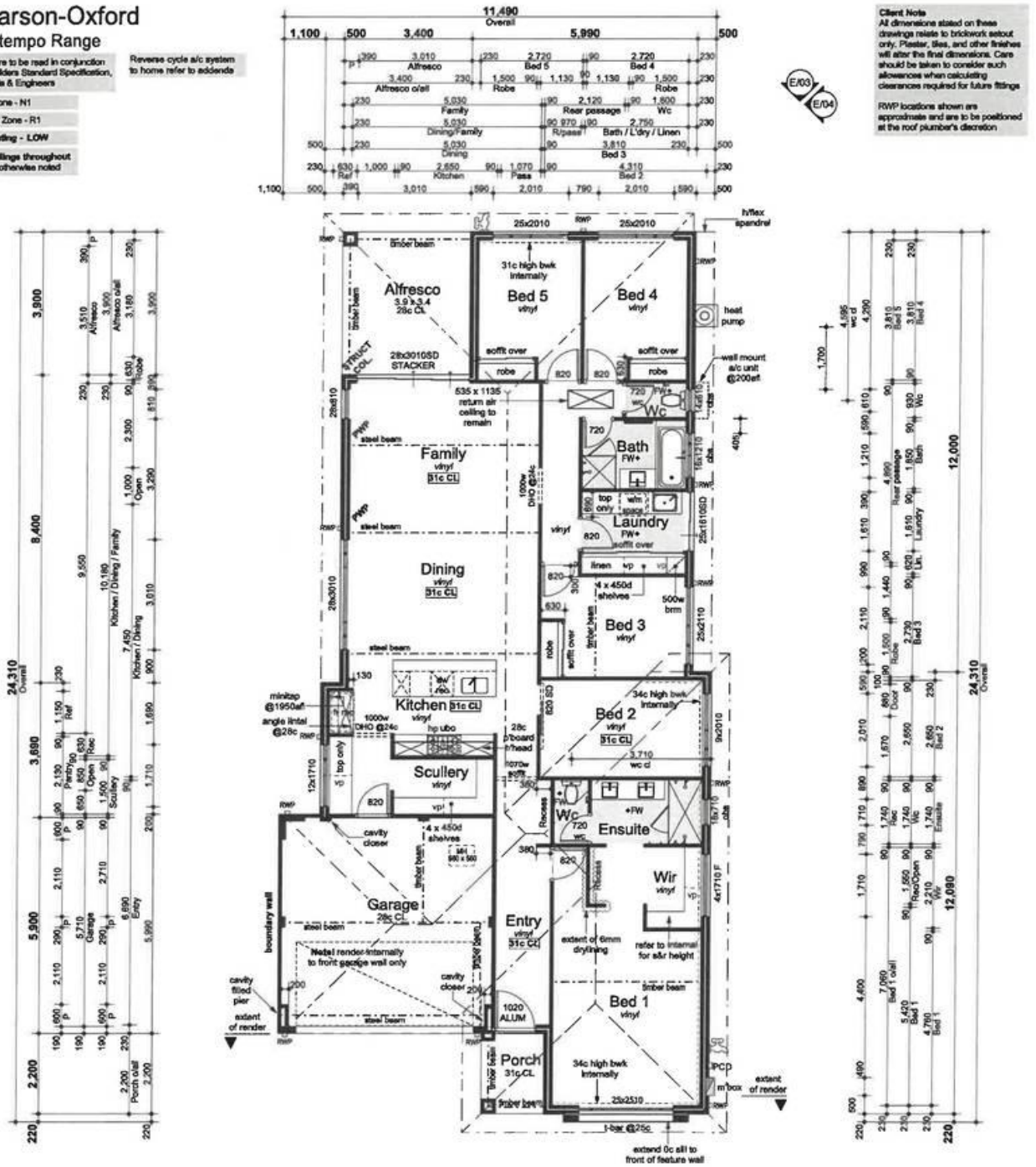
Coastal Zone - R1

BAL Rating - LOW

28c ceilings throughout unless otherwise noted

Client Note
All dimensions stated on these drawings relate to brickwork setout only. Plaster, tiles, and other finishes will alter the final dimensions. Care should be taken to consider such allowances when calculating clearances required for future fittings

RWP locations shown are approximate and are to be positioned at the roof plumber's discretion



Ground Floor Plan

1:100

Areas	
Ground Floor	185.28
Garage	33.73
Alfresco	13.26
Porch	3.70
Total:	**235.97 m²**

SHEET:1 of 7

CLIENT: _____

CLIENT: _____

BUILDER: _____

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AMENDMENTS:

CONTRACT	01/09/21	AP
PSD	25/11/21	MM
FSP	17/02/22	KN
VO#3	15/03/22	SP
VO#5	04/04/22	MM
VO#6	11/07/22	SP

ADDRESS:
Lot 531 Quadrant Parkway,
BYFORD

JOB NUMBER:
28226

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