







3 Hemiandra Street, Byford

Stunning Family Home

This immaculate four bedroom two bathroom residence rests on approximately 517sqm, positioned proudly on a corner block with the added advantage of a sliding gate that allows direct access into the backyard ideal for a car, caravan, trailer or a future workshop. Every element of the home speaks to thoughtful upgrades and genuine comfort brand new carpets in all bedrooms, fresh paint throughout, oversized rooms, solar panels, reverse cycle ducted air conditioning, attic storage and roller shutters on every window and door except the front entry, creating a secure, private and truly effortless lock and leave lifestyle.

The street appeal sets the tone beautifully. Beyond the front door, wood look flooring guides you through the walkways and living zones, establishing a warm and cohesive aesthetic. To the left, a study nook introduces the expansive master suite a retreat with generous space for a large bed and furnishings. A walkthrough robe sits discreetly behind the main wall, leading seamlessly into an open ensuite appointed with a wide vanity, a huge glass panelled shower and a separate W/C, creating a suite that feels both luxurious and practical.

Further along the hallway, a substantial theatre room offers the perfect setting for family movie nights, with enough space for everyone to settle in comfortably. The home then opens into a vast

4 2 2

FOR SALE
From $900,000

VIEW
Sun 22nd Nov @ 3:10PM - 3:40PM

AGENTS
Brian Scott
0438 333 341
brian.scott@ljhooker.com.au

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.

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living and dining area, anchored by a chef's kitchen designed for both everyday ease and entertaining. Stone benchtops wrap generously around the workspace, complemented by abundant cabinetry, a 900mm oven, gas cooktop, dishwasher and a well sized walk in pantry.

The rear wing of the home is cleverly separated by a door, creating a quiet, private zone ideal for infants, teenagers or multigenerational living. Here, three enormous bedrooms each equivalent to or larger than many master suites reflect the owners' thoughtful design modifications during construction. All rooms feature built in robes and share convenient access to a well appointed main bathroom with a bathtub, large vanity and glass panelled shower.

Outdoors, the home truly comes alive as an entertainer's haven. A large decked alfresco overlooks synthetic lawn and an impressive firepit area framed by raised seating and garden beds, forming a space that invites gatherings all year round. The side sliding gate provides ample room for additional vehicles or future improvements, while the opposite side of the home offers a fenced grassed area perfect for separating children or pets, and with potential to accommodate a pool STCA.

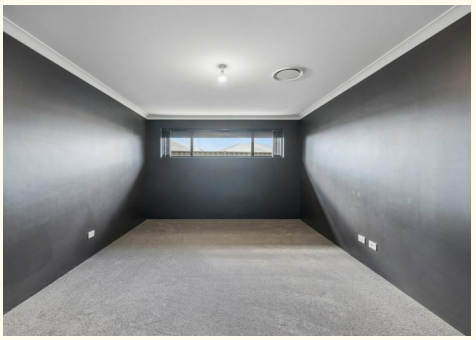
Homes of this scale, presentation and versatility are highly sought after.

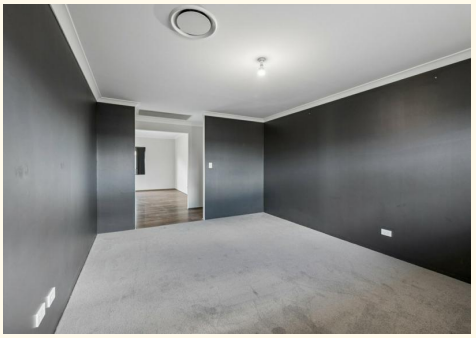
- * Please note the Aerial Photos to be used as a guide only with approximate boundaries and distances.

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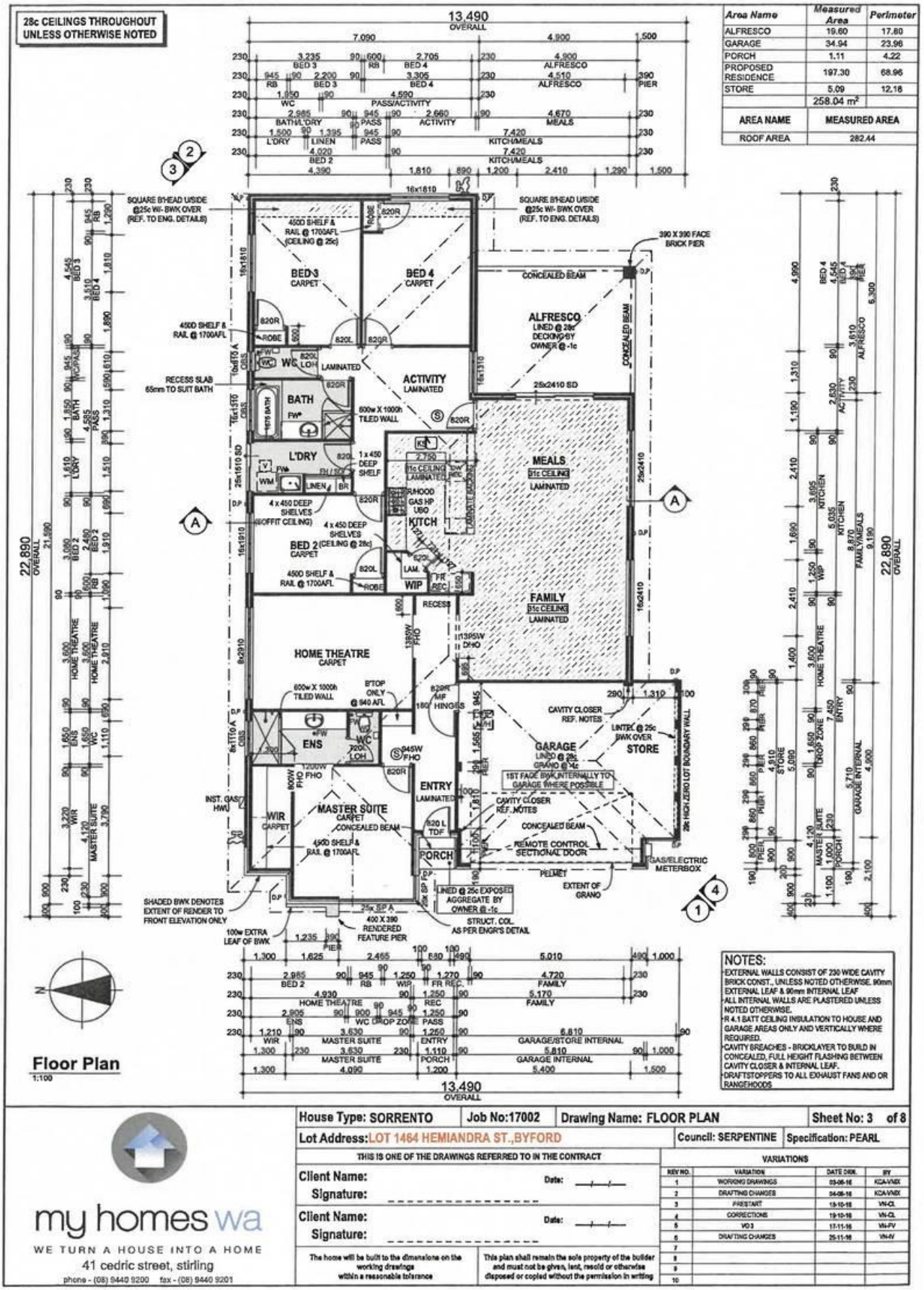
MORE DETAILS

Property ID	A3BHA2
Property Type	House
Land Area	517 m2
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels

Brian Scott 0438 333 341
Sales Representative | brian.scott@ljhooker.com.au

LJ Hooker Thornlie | Canning Vale (08) 9459 7788
Shop 26 Thornlie Square Shopping Centre, Spencer Road,
THORNLIE WA 6108
thornlie.ljhooker.com.au | thornlie@ljhooker.com.au

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Area Name	Measured Area	Perimeter
ALFRESCO	19.60	17.60
GARAGE	34.94	23.96
PORCH	1.11	4.22
PROPOSED RESIDENCE	197.30	68.96
STORE	5.09	12.16
	258.04 m²	

AREA NAME	MEASURED AREA
ROOF AREA	282.44

NOTES:

- EXTERNAL WALLS CONSIST OF 230 WIDE CAVITY BRICK CONST., UNLESS NOTED OTHERWISE. 90mm EXTERNAL LEAF & 90mm INTERNAL LEAF
- ALL INTERNAL WALLS ARE PLASTERED UNLESS NOTED OTHERWISE.
- R 4.1 BATT CEILING INSULATION TO HOUSE AND GARAGE AREAS ONLY AND VERTICALLY WHERE REQUIRED.
- CAVITY BREACHES - BRICKLAYER TO BUILD IN CONCEALED, FULL HEIGHT FLASHING BETWEEN CAVITY CLOSER & INTERNAL LEAF.
- DRAFTSTOPPERS TO ALL EXHAUST FANS AND OR RANGEHOODS

my homes wa

WE TURN A HOUSE INTO A HOME

41 cedric street, stirling

phone - (08) 9440 9200 fax - (08) 9440 9201

House Type: SORRENTO	Job No:17002	Drawing Name: FLOOR PLAN	Sheet No: 3 of 8
Lot Address: LOT 1464 HEMIANDRA ST.,BYFORD		Council: SERPENTINE	Specification: PEARL

THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

Client Name: Date: / /

Signature: _____

Client Name: Date: / /

Signature: _____

The home will be built to the dimensions on the working drawings within a reasonable tolerance

This plan shall remain the sole property of the builder and must not be given, lent, resold or otherwise disposed or copied without the permission in writing

VARIATIONS

REV NO.	VARIATION	DATE DRN.	BY
1	WORKING DRAWINGS	03-08-16	KCA-VNIX
2	DRAFTING CHANGES	04-08-16	KCA-VNIX
3	PRESTART	19-10-16	VN-CL
4	CORRECTIONS	19-10-16	VN-CL
5	VO 3	17-11-16	VN-FV
6	DRAFTING CHANGES	25-11-16	VN-W
7			
8			
9			
10			

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