






5 Bunya Green, Byford

Well Presented, Low Maintenance Byford Gem

Welcome to 5 Bunya Green Byford, a beautifully presented family home offering close to 200sqm of internal living on an approximately 531sqm block, with outstanding street appeal and an easy-care lifestyle that will immediately impress. Lovingly maintained by the original owners since new, this home is an absolute credit to them and presents in excellent condition throughout.

Set behind a fully fenced front yard ideal for children or pets, the home welcomes you with a spacious master suite positioned to the left of the entry. Generous in size, it comfortably accommodates a king sized bed and furniture, complemented by matching walk in robes on either side. Year-round comfort is assured with a split-system air conditioner, while the well-appointed ensuite features twin vanities and a glass paneled shower with dual shower heads.

Continuing through the home, a large theatre room sits behind glass doors and provides the perfect space for movie nights or relaxed evenings, with ample room for a large lounge and entertainment setup. The double garage offers shopper's entry and easily accommodates a 4WD with roof racks, adding to the home's practical design.

4  2  2 

FOR SALE
From \$845,000

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**

The heart of the home is the expansive open-plan living and dining area, serviced by a large split system air conditioner as well as ducted evaporative air conditioning throughout. Solar panels help offset rising energy costs, enhancing the home's efficiency and appeal. Overlooking this space is a chef's kitchen designed for both functionality and entertaining, featuring abundant cupboard storage, a 600mm wall-mounted oven, gas cooktop, generous bench space and a walk-in pantry. The oversized laundry is cleverly positioned nearby and offers exceptional storage, additional pantry space and room for multiple appliances or even a second fridge.

The accommodation wing includes two spacious minor bedrooms with built-in robes and plenty of room for larger beds and furniture. The fourth bedroom rivals the size of many master suites and includes a walk-in robe, making it ideal for guests, teenagers or multi-generational living. These bedrooms enjoy easy access to the main bathroom, which is complete with a separate bathtub, large vanity and glass paneled shower.

Outdoors, the home continues to impress with a fantastic alfresco area and a large gabled patio running along the side of the house, perfect for entertaining in all seasons. Security cameras and side access allows secure storage for a boat, jet ski or bikes, while the synthetic lawn to both the front and rear ensures minimal maintenance and maximum enjoyment.

Ideally located, this quality family home is within walking distance to multiple parks and Marri Grove Primary School, with the new train station, supermarkets and restaurants just minutes away.

Homes of this calibre rarely linger in today's fast-paced market. Be quick to register your interest, contact Brian on 0438 333 341 for further information and inspection times.

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MORE DETAILS

Property ID	9D2HA2
Property Type	House
Land Area	531 m2
Including	Air Conditioning Evaporative Cooling Outdoor Entertaining Built-in-Robes Solar Panels

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ALL DIMENSIONS STATED ON THIS DRAWING RELATE TO BRICKWORK SETOUT ONLY. NO ALLOWANCE IS MADE FOR ADDITIONS OF PLASTER OR WALL FINISH WHERE THESE APPLY. CARE SHOULD BE TAKEN TO INCLUDE SUCH ALLOWANCE IN CALCULATION OF CLEARANCE REQUIRED FOR FUTURE FITTINGS

1. ROOF TO BE ANCHORED DOWN WITH 32mm x 0.8mm HOOP IRON STRAPS 18c MIN. AT 1200CTS
2. INSTALL GAS VENT SLEEVE AS NOTED
3. 2 ROWS OF 6mm @ GALV. RODS IN BWORK MARKED X-X
4. FULL LENGTH 10mm @ HOLD DOWN ROD TO ALL ATTACHED PIERS
5. FULL LENGTH HOOP IRON STRAPS TO OPENINGS 2.4m WIDE AND GREATER

1. 450mm WIDE SHELF & RAIL 1650mm HIGH TO BUILT IN ROBES
2. 450mm WIDE SHELF & RAIL 1800mm HIGH TO W.I.R.'s
3. 4 x 450mm WIDE SHELVES TO W.I.LINEN
4. TOWEL RAIL HEIGHT TO BE AS NOTED ON PLAN
5. TOILET ROLL HOLDERS TO BE FIXED 800mm ABOVE FL UNLESS OTHERWISE NOTED

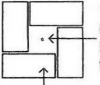
1. STEELWORK SHOWN ARE ESTIMATES, REFER TO SCHEDULER FOR CORRECT LOCATIONS AND REQUIREMENTS
2. NUMBER AND PLACING OF RWP'S IS APPROX. AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION

1. CEILINGS TO BUILT IN ROBES TO BE 2100mm HIGH UNLESS OTHERWISE NOTED

1. CUT REQUIRED FOR STANDARD MANHOLE SIZE 560mm x 600mm
2. SIZES 400mm WIDE LINED AND BOXED UNLESS OTHERWISE NOTED

THIS PLAN IS TO BE READ IN CONJUNCTION WITH CELEBRATION HOMES STANDARD ADDENDA

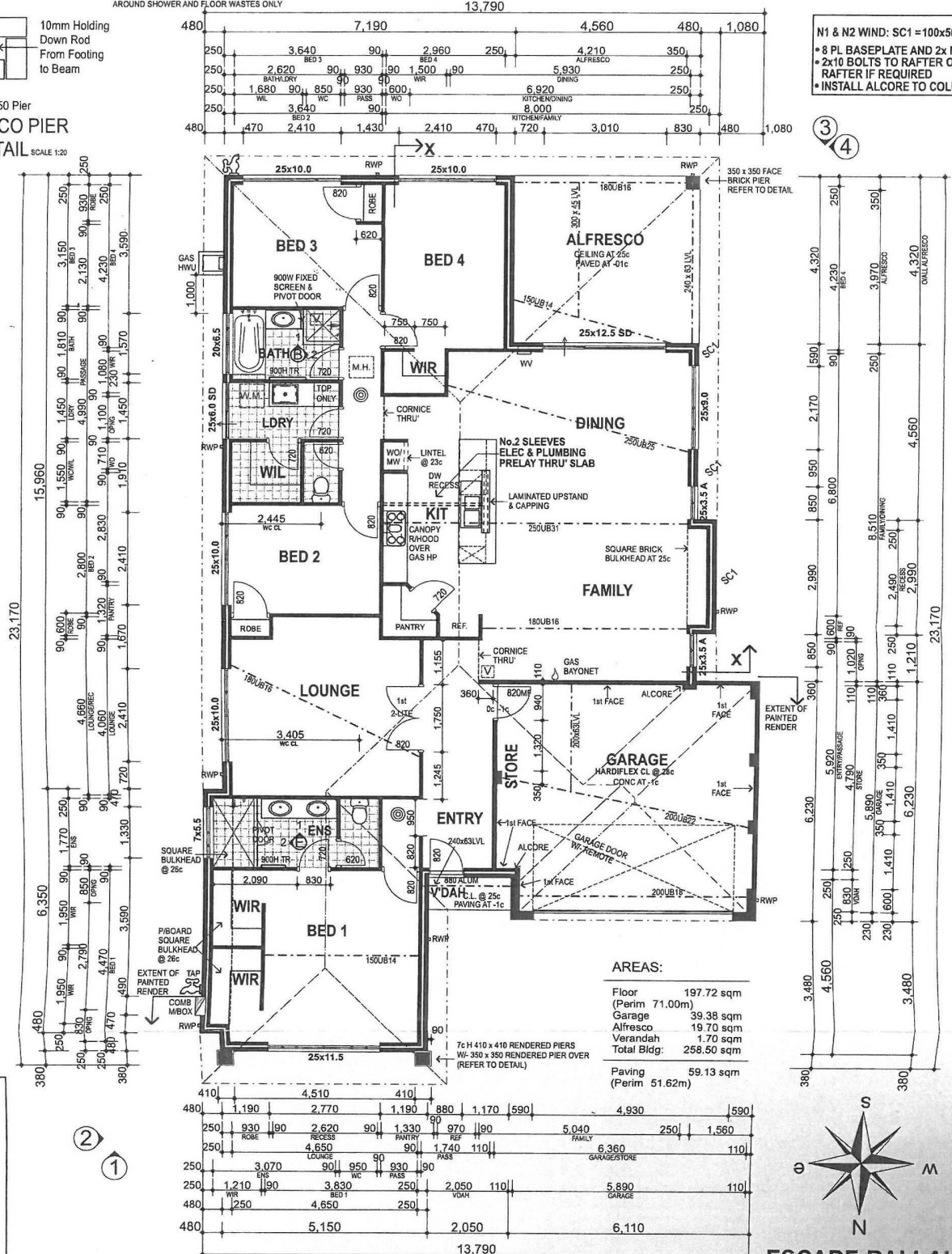
SUPERVISOR NOTE
SHEET 1 OF 5 DWGS



350 x 350 Pier
ALFRESCO PIER DETAIL
SCALE 1:20

REFER TO ENGINEERS N1 WIND LOADING DETAILS

- N1 & N2 WIND: SC1 = 100x50x3.0 RHS
- 8 PL BASEPLATE AND 2x M10 ANCHORS
 - 2x10 BOLTS TO RAFTER OR TRIM TO RAFTER IF REQUIRED
 - INSTALL ALCORE TO COLUMN



OWNER: *[Signature]*
BUILDER: *[Signature]*
DATE: 27/1/07



ADDRESS: LOT 304 BUNYA GREEN BYFORD

AMENDMENTS:
CONTRACT DRAWINGS, 18/06/07, ZZ

DRN: ZZ
DATE: JUNE 2007
SCALE: 1:100
FILE: 8423 KING
COPYRIGHT
Job: 8423

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