

84 Zircon Drive, Byford




## Spacious, Stylish & Perfectly Positioned

From the moment you step inside, the large tiled entry welcomes you and sets the tone for a home that blends everyday practicality with an unmistakable sense of space.

Set on an approximately 570sqm block with beautifully maintained gardens in one of Byford's most convenient pockets, this spacious and well-appointed four-bedroom, two-bathroom home offers comfortable family living close to schools and public transport, with just a short drive to the Byford precinct.

At the heart of the home is an impressive open plan kitchen designed for those who love to cook and entertain. Featuring stone bench tops, abundant cabinetry, two AEG ovens for the keen chefs, a gas cooktop, and a dishwasher tucked away in the scullery, the kitchen offers both style and function. It flows seamlessly into the expansive meals and living area, creating the perfect central hub for everyday life. A dedicated home theatre room completes the living space, ideal for movie nights or relaxing with family.

The spacious master suite offers a generous walk-in robe and private ensuite, creating a comfortable retreat for parents. Three additional

4  2  2 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Thornlie | Canning Vale  
(08) 9459 7788

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.



bedrooms provide flexibility for growing families. Two of the minor bedrooms feature walk-in robes and handy study nooks, while the fourth bedroom includes a built-in robe. Practicality continues throughout the home with a substantial laundry complete with an impressive walk-in linen press, ensuring plenty of storage.

Step outside to enjoy the alfresco area, perfect for entertaining. The property also features convenient side access, adding further versatility. Additional features include ducted reverse cycle air conditioning for year-round comfort, LED downlights, and external security cameras for peace of mind.

With its generous proportions, thoughtful design, and fantastic location, this 2023 built home presents a wonderful opportunity for families seeking space, comfort, and convenience in the heart of Byford.

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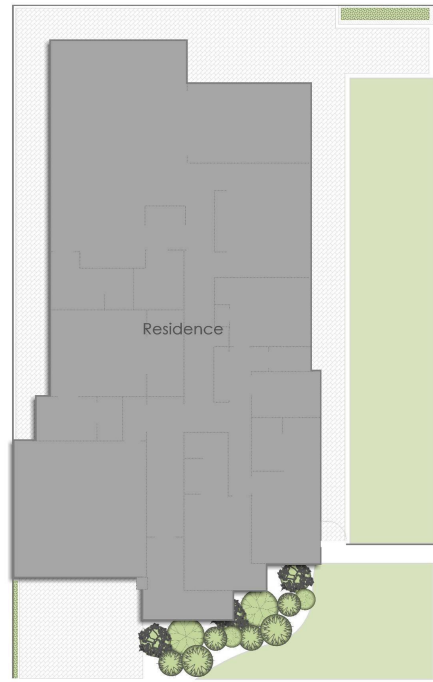
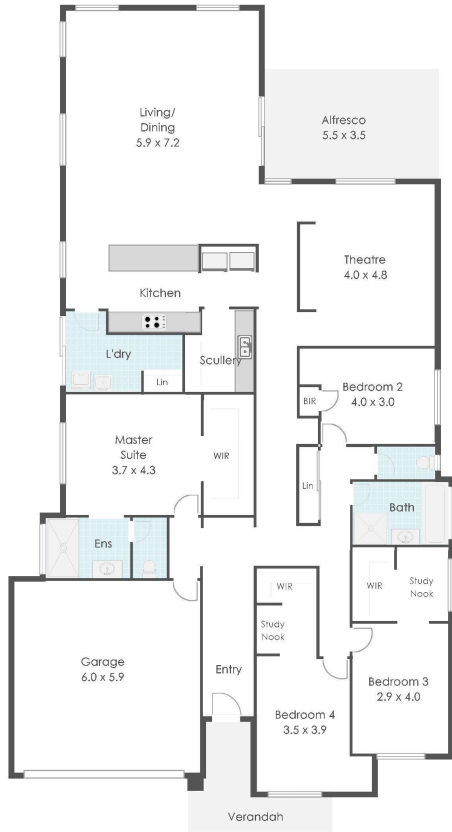
## MORE DETAILS

Property ID	9KJHA2
Property Type	House
Land Area	570 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Close to Schools Close to Transport

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Measurements are approximate, Representation Only  
Please check dimensions on site.



Area Sizes approx  
Residence: 231m<sup>2</sup>  
Garage: 37m<sup>2</sup>  
Verandah: 9m<sup>2</sup>  
Alfresco: 19m<sup>2</sup>  
Total: 296m<sup>2</sup>