



42 Byth Street, Stafford

## SHOWPIECE LUXURY - PERFECT FLOOR-PLAN !

'Pearl' is a rare convergence of thoughtful design, exceptional craftsmanship, and family functionality, offered to market by the unrivaled Activates Construction. Resting on a rare flat, north-facing 607m<sup>2</sup> allotment, this home celebrates light, proportion, and an effortless connection between indoor and outdoor living.

Before stepping inside, you are greeted by a striking facade, its bold lines softened by curated landscaping and a warm, contemporary palette. This presence sets the tone for what lies within: a residence that balances architectural refinement with day-to-day livability.

From the moment you enter, the home opens to reveal an expansive open-plan living, dining, and kitchen zone that captures the home's ideal north-south orientation, filling every corner with natural light. Oak flooring anchors the interiors with warmth, while bespoke pendant lighting accentuates the high ceilings and generous proportions. The kitchen is a triumph of design and function, with an oversized stone island, custom timber cabinetry, a butler's pantry with ample storage, and a full suite of premium Artusi appliances.

Sliding doors open to the covered alfresco, seamlessly extending the

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**FOR SALE**  
OPEN TO OFFERS!

### AGENTS

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### AGENCY

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 **LJ Hooker**

living space outdoors. Overlooking the landscaped backyard and sparkling in-ground pool, this space is perfectly tailored for entertaining - from relaxed family weekends to larger gatherings.

Upstairs, a secondary living area offers a quiet retreat, while the primary suite captures tranquil northern views across the suburb. The walk-through wardrobe, finished with custom cabinetry and feature lighting, connects to a lavish ensuite with dual rain showers, floor-to-ceiling tiles, and premium fixtures. Three additional bedrooms, all with built-in storage and plush premium carpet, complete the upper level, ensuring every member of the family has their own private haven.

Every detail of Pearl has been considered - from the premium finishes to the generous floor plan - creating a home that transcends trends and delivers a lifestyle of enduring quality and comfort.

- + Fully fenced, flat, and landscaped 607m2 block with manicured gardens.
- + Luxurious primary suite featuring private balcony, walk-in wardrobe, and plush carpet.
- + Ensuite with double vanity, floor-to-ceiling tiling, and a frameless walk-in shower.
- + Designer kitchen with stone island bench, Artusi appliances, and butler's pantry.
- + Matching stone benches surrounding gas stove and European appliances.
- + Butler's pantry with stone benchtop's, stainless steel sink, and extensive storage.
- + Multiple living zones including an upstairs retreat and ground-floor family lounge.
- + Custom timber accents and a soft, neutral color palette throughout.
- + Tiled alfresco entertaining area with ceiling fans, built-in BBQ, and views over the pool.
- + Sparkling in-ground pool framed by landscaped gardens and glass ballustrading.
- + Ducted and zoned air-conditioning complemented by ceiling fans throughout.
- + Soaring ceilings and expansive windows filling the home with light.
- + Premium lighting and fixtures for a refined, timeless finish.
- + Family oriented storage solutions with under-stair storage and walk-in linen cupboard.
- + Spacious double-car garage with internal access.
- + High-quality driveway finish and low-maintenance landscaping.

Home's of this quality rarely come to market, and when they do they don't last long. Call Dean & Harry today for the sales report and rental appraisal!

## MORE DETAILS

Property ID 1DVXF4N  
Property Type House  
Land Area 607 m2  
Including Study  
Air Conditioning  
Pool  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced

**Dean Hamilton 0400 799 447**

Independent Contractor - Dean H Pty Ltd |

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**Harry Harris**

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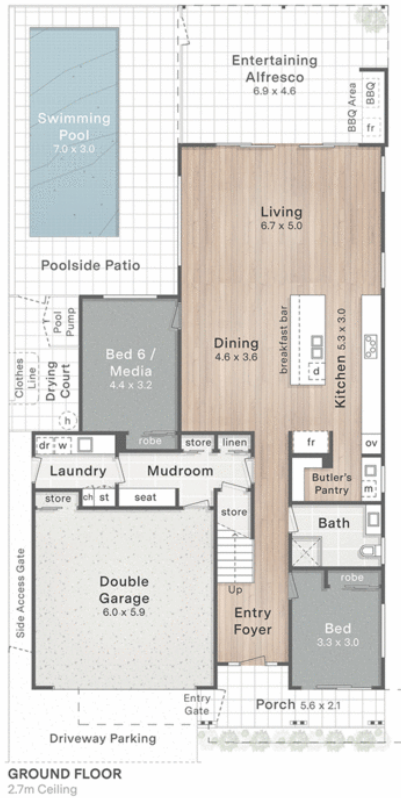
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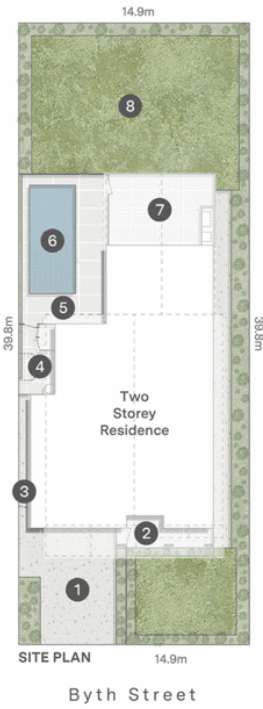
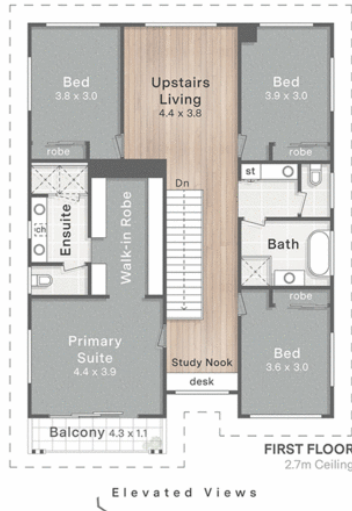
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NORTH ↓



1. Driveway Parking
2. Entry Porch
3. Side Access Gate
4. Drying Court
5. Poolside Patio
6. Swimming Pool
7. Entertaining Patio w/ BBQ Area
8. Fenced Grass Yard



42 Byth Street Stafford

Internal 312m<sup>2</sup> | Alfresco, Balcony & Porch 48m<sup>2</sup>

- 607m<sup>2</sup> Land Size
- 2 Car + Off-Street
- 6 Bed + Study Nook
- 3 Bath

Total 360m<sup>2</sup>



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