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10 Wiroom Way Byford, WA



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## Charming Byford Residence with Parkland Views

Positioned beautifully opposite serene parklands and surrounded by quality homes, this impressive 4-bedroom, 2-bathroom home in Byford offers convenience and style in equal measure. With a double lock-up garage and side access to the backyard, the property features an easy-care front garden, water-wise synthetic grass in the rear, and a generous garden space ideal for family enjoyment. The expansive alfresco area under the main roof and a large garden shed add functionality and appeal to this family-friendly home.

### Features:

- 600m<sup>2</sup> block
- Positioned opposite parklands and surrounded by quality homes
- 4 bedrooms, 2 bathrooms
- Double lock-up garage with side access for caravan, boat, or trailer
- Easy-care front garden
- Large 3.3m x 3.3m garden shed

Disclaimer: All information contained has been prepared for advertising and marketing purposes only and is not intended to form part of any contract. Whilst every effort is made for the accuracy of this information,

which is believed to be correct, neither the Agent nor the client nor employees of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document. Interested parties should make independent enquiries and rely on their personal jud

**Price:** FROM \$699,000  
**Inspect:** Saturday, 9th November 2024 12:30 - 1:00  
Sunday, 10th November 2024 11:45 - 12:15

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**Council Rates:** \$2,680.00/year (approx)  
**Water Rates:** \$1,153.00/year (approx)



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**Sean Dunn**

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