







14 Byfield Road - Designed for Family Living, Perfected for Entertaining

Welcome to 14 Byfield Road, Brabham – a striking and versatile 3-bedroom, 2-bathroom home with a double garage, theatre room, and study, perfectly positioned in one of Brabham's most sought-after locations. Set on a 257 m² block with an impressive 232 m² of living space, this home offers the ultimate combination of style, comfort, and lifestyle convenience.

Step inside to discover a thoughtfully designed floorplan that provides both flexibility and functionality. Two well-sized bedrooms are located downstairs, serviced by a central bathroom and complemented by a spacious theatre room and separate study—ideal for working from home, kids' activities, or an additional guest space.

Upstairs, the master suite provides a true retreat. Complete with a walk-in robe, elegant ensuite, and sliding doors that open onto a large private balcony, it's the perfect spot to unwind in privacy or enjoy your morning coffee.

At the heart of the home, the modern kitchen features quality appliances, generous bench space, and a seamless connection to the open-plan living and dining areas. This elevated layout captures natural light and extends out to a second balcony at the front of the home, offering sweeping views over Byfield Park — the perfect backdrop for entertaining or relaxing.

Step out to the alfresco, where exposed aggregate concrete and low-maintenance landscaping create a stylish yet practical setting for hosting family and friends.

3 2 2

Price	SOLD for $770,000
Property Type	Residential
Property ID	32121

Agent Details

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Office Details

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Additional Features
* Ducted reverse-cycle air conditioning for year-round comfort.
* Built-in speaker system throughout the home for seamless entertainment.
* Exposed aggregate to driveway and alfresco for a modern, durable finish.
* Double garage with extra driveway parking.
* Theatre room plus separate study for flexible family living.
* Large private balcony off the master bedroom.
* Second balcony off the living room with direct views of Byfield Park.
* Smart floorplan with bedrooms both upstairs and downstairs, suiting families of all ages.

Perfectly Positioned
This home faces Byfield Park, providing tranquil outlooks and direct access to open green spaces. Brabham Primary School and local childcare are nearby, while Brabham Town Centre with Coles, specialty shops, medical services, and cafés is only minutes away. Ellenbrook Town Centre and the newly opened Whiteman Park train station are within easy reach, offering a quick commute and access to all the amenities the area has to offer.

Rates
Water: $1,212.42 per annum (approx.)
Council: $2569,05 per annum (approx.)

With its blend of space, style, and standout location, 14 Byfield Road is suited for families seeking lifestyle and convenience in Brabham's vibrant community.
 Call Joe Da Mata today on 0406 237 964 or email joe@xceedre.com.au to arrange your private inspection.

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