







Modern Family Living with Space, Comfort and Everyday Convenience

Welcome to 19 Woomera Grange, Byford a well-presented 4-bedroom, 2-bathroom home offering the perfect balance of modern comfort and practical design, ideal for families, first-home buyers or investors.

From the moment you enter, the home welcomes you with a functional and well-thought-out layout. The open-plan kitchen, dining and living area forms the central hub, creating a seamless space for everyday living and entertaining.

The kitchen is designed with both style and practicality in mind, featuring ample bench space, modern appliances and the added benefit of a dedicated scullery, providing extra storage and preparation space while keeping the main kitchen clean and clutter-free.

The master bedroom offers a private retreat complete with its own ensuite and built-in storage, while the additional bedrooms are well-sized and serviced by a central bathroom, ensuring comfort and convenience for the whole household.

Step outside to a low-maintenance backyard, ideal for relaxing or entertaining without the burden of ongoing upkeep perfect for busy lifestyles.

Positioned in a family-friendly pocket of Byford, this home is surrounded by

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Price	SOLD for $845,000
Property Type	Residential
Property ID	33004

Agent Details

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parks, schools and everyday amenities, making it a convenient and appealing place to call home.

Features:

- 4 bedrooms including a private master suite with ensuite
- 2 bathrooms with functional layouts
- Open-plan kitchen, dining & living area
- Kitchen with twin oven and overhead cabinetry
- Dedicated scullery for extra storage & prep space
- Reverse cycle ducted air conditioning
- LED lighting throughout
- Tiles throughout main living areas
- Carpets in all bedrooms
- Low-maintenance backyard
- Double garage with secure access
- Functional and family-friendly layout
- Built in 2023

Schools Nearby:

Primary
- Beenyup Primary School (0.2 km)
- Woodland Grove Primary School (1.4 km)
- West Byford Primary School (2.4 km)
- Byford Primary School (2.6 km)

Secondary
- Byford Secondary College (1.6 km)

Location & Lifestyle:

- Close to local parks and playgrounds
- Minutes to Byford Village Shopping Centre
- Easy access to South Western Highway
- Short drive to Armadale amenities
- Growing and family-friendly community

For enquiries and viewing, contact Harsh Singh on 0414 944 134 or email harshdeep@xceedre.com.au

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