







48 Gingerlare Circle in Byford - Modern Comfort, Flexible Opportunity in a Quiet Byford Location

Welcome to 48 Gingerlare Circle, Byford, a well-designed 4-bedroom, 2-bathroom home offering the perfect balance of comfortable family living and smart investment potential.

Currently tenanted until 25/07/2026, this property provides immediate rental income with the flexibility to move in or reassess your options down the track.

Designed for Everyday Living

Built with practicality in mind, the home features four well-proportioned bedrooms, including a spacious master suite complete with a walk-in robe and private ensuite.

The remaining bedrooms are generously sized with built-in robes and serviced by a central bathroom, making it ideal for families of all sizes.

At the heart of the home, the open-plan living and dining area flows seamlessly from a well-appointed kitchen, featuring stainless steel appliances, a dishwasher, full-height pantry, and plenty of storage.

Indoor-Outdoor Living

Step outside to an undercover alfresco area overlooking a fully fenced

4 2 2 342m2

Price	SOLD for $805,000
Property Type	Residential
Property ID	33056
Land Area	342 m2
Floor Area	144 m2

Agent Details

Joe Da Mata - 0406 237 964

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman, WA, 6017 Australia
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backyard, a great space for entertaining, relaxing, or letting the kids and pets play.

Home Features

* 4 bedrooms, 2 bathrooms
* Spacious master with walk-in robe & ensuite
* Built-in robes to minor bedrooms
* Open plan living and dining
* Modern kitchen with stainless steel appliances, dishwasher & ample storage
* Split system reverse cycle air conditioning
* Undercover alfresco entertaining area
* Fully fenced
* Double remote lock-up garage

Location Benefits

Enjoy the convenience of being close to everything you need:

* Parks and playgrounds just a short stroll away
* Marri Grove Primary School
* Salvado Catholic College
* Byford Secondary College
* Local shops, IGA, and everyday amenities
* Medical facilities nearby
* Public transport options including bus routes
* Easy access to South Western Highway and Tonkin Highway

Tenancy Details

* Currently leased
* Lease expiry: 25/07/2026

Whether you're looking to secure a quality home for the future or add a solid property to your portfolio, this is an opportunity that offers both lifestyle and flexibility in a growing area.

Water Rates - $1,121.97 per year
Council rates - $3,000 per year

Contact Joe Da Mata today on 0406 237 964 or joe@xceedre.com.au to find out more.

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