



4 Kargyne Place Byford, WA



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## Prime Investment Opportunity!!!

Welcome to 4 Kargyne Place, Byford-a low-maintenance, 3-bedroom, 2-bathroom home that presents an excellent investment opportunity. With a spacious double car garage and a functional layout, this property offers both convenience and comfort. Located directly across from a beautiful park, residents will enjoy serene park views and the added benefit of being within walking distance to West Byford Primary School, making it a highly desirable location for families and tenants alike.

### Features:

- Low-maintenance 3-bedroom, 2-bathroom property
- Spacious double car garage
- Located directly across from a park with beautiful views
- Walking distance to West Byford Primary School
- Ideal for investors with current tenancy until April 2025
- Immediate rental return opportunity

Disclaimer: All information contained has been

**Price:** OFFERS FROM \$599,000!!!

**Council Rates:** \$2,513.00/year (approx)

**Water Rates:** \$1,063.19/year (approx)



**Sean Dunn**

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