

**1/6 Myrtle Street, Bayswater, Vic 3153**



**Unit For Sale**

Wednesday, 12 June 2024

**1/6 Myrtle Street, Bayswater, Vic 3153**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 349 m2**

**Type: Unit**



Dylan Hare  
0431630741



Michael Gurry  
0449597779

**\$620,000 - \$680,000**

Whether you're a first homebuyer getting a foot on the property ladder, a downsizer looking for a property with less maintenance, or a savvy investor wanting to take advantage of the competitive rental market, you'll find an array of reasons to love this fabulous villa unit which enjoys a prime position amongst an array of desirable amenities. Set at the front of a well-maintained group of four, the single-level home offers a spacious, light-filled floorplan with a substantial living area with a picturesque bay window, positioned at the entry, and a sizeable kitchen-dining area adjacent. From here, you step down to an open-air patio that adjoins a shaded yard with grass and established gardens, making it an inviting space for alfresco fun. The accommodation is completed by three robed bedrooms, including the master bedroom with a walk-in robe and direct access to the home's central bathroom. A range of additions enhance the appeal, including gas ducted heating, evaporative cooling, a full-sized laundry, a single lock-up garage with internal access, and a prime location close to all you need for easy everyday living. You're near Bayswater Train Station, local buses, Marie Wallace Bayswater Park's open green spaces, and shopping precincts like Mountain High Shopping Centre, Westfield Knox, and the Bayswater strip with its popular cafes and restaurants. This move-in-ready property presents a wonderful opportunity, so plan your inspection without delay. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.