

**12 Marlborough Road, Bayswater, Vic 3153**



**House For Sale**

Wednesday, 17 January 2024

12 Marlborough Road, Bayswater, Vic 3153

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 4**

**Area: 762 m2**

**Type: House**



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**AUCTION: \$730,000 - \$780,000**

Character weatherboard in a first-class locale with scope (STCA). Don't let the two-bedroom layout deter you, this brilliantly located character weatherboard is brimming with options for families tired of the rent race, savvy investors and developers with an array of options to explore on the 762sqm (approx.) block (STCA). It's the perfect canvas for you to craft a home tailored to your family's needs and desires with oodles of secure parking options and a double garage with connections that could be transformed into a self-contained zone or a home business. Highlights:

- Open plan kitchen/meals and separately zoned living area.
- Bright and fully appointed timber kitchen with stainless-steel appliances and garden views.
- Two bedrooms with robes tucked off a hallway with space to add a third bedroom at the rear (STCA).
- Lavishly sized central bathroom with spa bath and separate shower.
- Generous backyard ideal for pets or child's play with lush lawn and citrus trees.
- Alfresco deck for entertaining or enjoying the sunshine.
- Secure gates to a double carport and double garage with power, separate storage room, shower and toilet – perfect as a man cave, teen hangout or even home business.
- Rear access is perfect to store a boat/trailer/caravan plus off-street parking at the front.
- The seasonal comfort of ducted heating and evaporative cooling.
- Development scope for dual townhouses (STCA).
- Scope for an extension at the rear (STCA) depending on your lifestyle needs.

Location Highlights:

- 8-minute walk to HE Parker Reserve
- 1.5km to Bayswater Station
- 10 minute walk to Bayswater Secondary College
- 3 minute drive to Woolworths Bayswater
- 1km to Bayswater Primary School