

**14 Bowden Street, Bayswater, WA 6053**



**Sold House**

Tuesday, 6 February 2024

14 Bowden Street, Bayswater, WA 6053

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 344 m2**

**Type: House**



Paul Ross

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**\$850,000**

Enviably nestled opposite a splendid tree-lined nature strip in a wonderfully-convenient location just footsteps away from Meltham Train Station, restaurants and other lush local parks and reserves, this impeccably-presented 3 bedroom 2 bathroom home is as comfortable as they come, encouraging a fantastic "lock-up-and-leave" lifestyle for all involved. Calling all astute investors to purchase this rare investment opportunity in Bayswater on the Inglewood border] Currently rented out at \$620 per week with fantastic tenants who have a lease until December 2024. The security of a gated front-yard entrance should not be underestimated here, with a lovely lawn area perfect for kids and pets to run around and play in, without the family having to worry about a thing. Inside, a carpeted front lounge room welcomes you with its striking recessed ceiling and precedes the beautifully-tiled open-plan family, dining and kitchen area where split-system air-conditioning and a storage pantry meet a breakfast bar for quick bites, quality modern bench tops, glass splashbacks and excellent stainless-steel range-hood, gas-cooktop, oven and dishwasher appliances. The pick of the sleeping quarters is a huge carpeted master-bedroom suite, comprising of a split-system air-conditioning unit, a ceiling fan, mirrored built-in wardrobes and a private ensuite bathroom with a large shower, twin "his and hers" vanities, under-bench storage and more. At the rear and off the main living zone lies a fabulous outdoor patio-entertaining area that is as tranquil as it is impressive. Easy access to schools, shopping, golf courses, the river, cafes and other eateries (within the buzzing Whatley Crescent precinct) is simply an added bonus here, with major arterial roads for seamless access to the city, entertainment hotspots, the coast, Perth Airport and even our exquisite Swan Valley also nearby and very much within arm's reach. An absolute beauty on Bowden awaits! Other features include, but are not limited to;

- Double-door portico entrance
- Feature recessed ceiling to the main living space
- Large carpeted 2nd/3rd bedrooms with ceiling fans and split-system air-conditioners
- Separate bath and shower in the contemporary main bathroom
- Stylish laundry with under-bench storage and external/side access for drying
- Down lights
- Instantaneous gas hot-water system
- Tool/garden shed
- Double lock-up garage
- Low-maintenance gardens
- Easy-care 344sqm (approx.) block
- Built in 2006 (approx.)