

2/50 Katanning Street, Bayswater, WA 6053

House For Sale

Wednesday, 14 February 2024

2/50 Katanning Street, Bayswater, WA 6053

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 391 m2

Type: House



Ben Noakes
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From \$799K

A spacious, modern, low maintenance and highly functional four-bedroom, two-bathroom hugely attractive home, that's conveniently located just a short walk to the Bayswater River Precinct, close to transport and conveniently positioned making the city or airport commute a breeze. The property really is the complete package and presents a perfect opportunity for first time buyers, young families, couples, or even those looking to downsize. The home has the advantage of having two separate living areas providing the perfect spaces for young families. A separate lounge area can be found at the front of the home and a little further down the entry hallway and through beautiful double French doors, you will find the open plan kitchen/living/dining/ area that leads out to your private paved courtyard and covered alfresco area. The kitchen has been designed with functionality in mind, featuring quality 900mm appliances, a dishwasher, and ample bench space and storage making cooking for the family or entertaining friends easy. The spacious master bedroom is conveniently positioned downstairs providing privacy for the parents and features a built-in-robe with mirror sliding doors, a floor safe inside the robe, split system air-conditioning, and a generous ensuite. Head upstairs and you will find three decent sized bedrooms, all with built-in robes and two that include split system air-conditioning. The family bathroom and separate WC provides convenience for the family or guests. Upstairs also includes study nook that's positioned near the balcony that offers the perfect viewing point to watch the sun set over the city. Property features include: - Split system air-conditioning to the living, master bedroom, bed 3 & bed 4. - 6.6Kw solar system. - 170L gas storage HWU. - Bolted down security box in master bedroom. - High ceiling throughout. - Spacious master bedroom with large built-in robe and ensuite. - Separate carpeted lounge area. - Open plan living/dining/kitchen area. - Modern kitchen boasting 900mm gas cooktop, 750mm oven, dishwasher, ample storage, and bench space. - Paved outdoor courtyard & covered alfresco area. - Tiling to the main ground floor living areas. - Carpet to stairs and upstairs bedrooms. - Three minor bedrooms all with built-in robes. - Family bathroom, with separate bath and WC. - Double garage and storage space. - Easy care reticulated gardens. - Small self-managed strata group of six with low annual fees. Feature Locations include: - 750m to Cloughton Reserve on the Swan River. - 1.5km Ashfield Train Station. - 2.6km to Saint Columba's Primary School. - 2.6km to Bayswater Primary School. - 4.2km to Perth Airport. - 8.8km to Perth CBD. The Outgoings: - Strata fees: \$1,000 per annum. - Council Rates: Approx \$2,298.23 per annum. - Water Rates Approx \$1,364.02 per annum. 2/50 Katanning Street offers a fantastic opportunity, in an ideal location, in an up-and-coming suburb. For further information or to discuss the property further, please contact Ben Noakes today. Mobile: 0406 724 614 Email: ben@harcourtsempire.com.au