

**2 Grafton Road, Bayswater, WA 6053**



**Sold House**

Wednesday, 25 October 2023

2 Grafton Road, Bayswater, WA 6053

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1009 m2**

**Type: House**



Paul Ross

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**\$1,100,000**

Beautiful character home sitting on a 1009 sqm block zoned High Density RAC-3. Situated in the rezoned MELTHAM PRECINCT this opportunity is not to be missed. There is limited allocation of high density RAC-3 - Residential zoning available in this rezoned precinct and every time one of these properties comes on the market it has been snapped up by investors and developers that know the future potential of something so rare. Currently rented out on periodical lease, this property is returning \$1140 per week so a fantastic return on your investment. If you are wanting to owner occupy then no problem, as the current tenants can be given notice to vacate with a sales contract in place. It isn't often a quality character residence on a full block comes on the market which offers great accommodation as is, but ample space to extend, whilst keeping the RAC-3 zoning and development potential up your sleeve for a later date. The future potential of this property is difficult to put into words with the infrastructure that surrounds this property. The Metronet Bayswater Train Station and the Meltham Train Station only a hop, skip and a jump away. Built in 1928 boasting all of the glorious character features you'd expect, including polished jarrah floorboards, leadlight windows and breathtaking high ceilings and consisting of three bedrooms, two bathrooms, a renovated kitchen and a separate home office. When you stand here it is hard to believe you can be surrounded by this much land whilst still being so close to all the action! This property has so many options and certainly not one for investors only as it can accommodate a family who want a large back yard and huge garage and land bank the future with high zoning and multiple options. Ask yourself these questions... • Have you got a family? Work from home and want a large 1009 m2 block? • Are you a tradie who has always dreamed of having a large workshop totally separate from the family home? • Have you always dreamed of having a spot for the collectable car, the family boat or the ultimate man cave? • Are you thinking how good it would be to have space in the backyard to build a Granny flat which could potentially have a rental return or you have Mum and Dad living with you? • Do you want a property that the kids can play safely out the back yard with plenty of space for a dog, a swimming pool or back yard cricket? • Have you been dreaming of building a home in Bayswater but can't find that home to demolish and then build? Stamp duty, demolition costs, survey costs, underground power, new water meter, retaining walls, removal of asbestos fencing and installation of new colourbond fencing, site works and all the holding costs (Do the maths here and snap up a bargain) • There is a potential large block in your own back yard and keep the front home as your rental. If the answer to any of the above is YES then this is your dream home. Ready to move straight in and start enjoying the lifestyle of this amazing location with everything done for you. All you have to do is book in a date for the housewarming party! Other Features: • Green Title Street front 1009m2 elevated block • Future development potential with current RAC-3 zoning • Double garage perfect for your boat, trailer, two cars or even a potential home business or games room/teenage retreat. (approx. 8 x 6 metres with a 2.25 clearance for those boats, 4 wheel drives and vans) • Potentially build a Granny Flat in the back yard which would have its own driveway as there is over 3.5 meters side access (future potential rentable asset) • Plenty of space for a future back yard swimming pool • Large backyard for entertaining with real lawn and plenty of space for a game of backyard cricket • 3 large bedrooms with 2 bathrooms and a separate home office • High ceilings • Refrigerated split air-conditioning units • Fully insulated roof space • Potential to build 4 storeys, plus the potential of 2 bonus storeys can be developed in the 'Mixed Use Core' and 'residential Core' precincts. Location: A short walk to the Meltham and Bayswater Train Stations. Close to Chisholm College, Maylands Primary, St Peters, Bayswater Primary and St Columbus. Close to Beaufort Street Cafe strip and the many shops and restaurants of Maylands. Only 6km to the CBD. Only 10 minutes to the Airport. Contact Paul Ross on 0428 571 050 for a price guide.