

**28 Bayley Street, Woodbridge, WA 6056**

JONES **and** CO. 

**House For Sale**

Saturday, 4 May 2024

28 Bayley Street, Woodbridge, WA 6056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 525 m2**

**Type: House**



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## From \$1,050,000

Nestled atop a hilly cul-de-sac setting on the river side of Woodbridge whilst stunningly overlooking the aptly-named Woodbridge Riverside Play Space, this spacious 4 bedroom 2 bathroom architecturally-designed 3 level family home and lets you and your loved ones immerse yourselves with Mother Nature in the best way possible. Beyond colourful statement front gardens lies a spacious front master-bedroom suite at entry level, boasting a ceiling fan, a double-door walk-in wardrobe and a private ensuite bathroom with a large shower, twin vanities and access through to a two-way powder room. Opposite the entry foyer, a gorgeous French door shuts off a flexible second bedroom that can easily be converted into either a home office or nursery, depending on your personal needs. A separate set of exquisite double French doors reveals a large carpeted formal lounge and dining room that is reserved for those special occasions and plays host to a gas bayonet for heating, a walk-in linen press/storeroom and concertina doors allow access out to a massive rear balcony terrace that overlooks the sweeping nature play space. Under a central timber-lined alfresco is where most of your entertaining will be done out here, complete with a ceiling fan to circulate the fresh air, a gas bayonet for outdoor barbecues, a shade awning/blind and pleasant tree-lined parkland views in the distance. Stunning sunsets on display from your very own balcony. What a setting. Gleaming WA Blackbutt wooden floorboards grace a central open-plan family, meals and kitchen area, where most of your casual time will be spent. There, you will find another gas bayonet for winter heating, two ceiling fans, concertina doors that open right up to the balcony for seamless integration. The kitchen features double sinks, a rain water tap from large outdoor water tanks, a stainless-steel five-burner gas cooktop, a Baumatic oven, a sleek white Bosch dishwasher, an integrated Qasair range hood, with a hidden step ladder to reach those hard to reach shelves and a walk-in pantry and a leafy park vista to the rather large kitchen space whilst also having the convenience of a secret vacuum foot activated dusting/debris collecting point. Take a few steps down to the minor sleeping quarters where both the second and third bedrooms host to ceiling fans, built-in double robes, computer desks, custom shelving and plenty of natural morning sunlight filtering in. They are both serviced by a second powder room, a double linen press and a functional main bathroom with a huge shower, a separate bathtub, heat lamps and twin vanities to help reduce traffic at family peak-hour. Next to here is the laundry with a door that opens out to the clothes line and the backyard. - Tiled flooring, broom cupboard, under-bench storage and all. Downstairs, a carpeted additional study has a ceiling fan and enjoys lovely green views to the rear. An enormous multi-purpose games room across the hallway can be anything from a workshop to an office, a storage room - Just to name a few! The games room has its own gas bayonet, an under-stair storeroom (or cellar) and roller-door access to a secluded back alfresco, an outdoor shower and double gates for easy access to the nature reserve, riverside parklands and beyond. The games room can be accessed, via double doors, from a massive remote-controlled double lock-up garage with ample room for two four wheel drive vehicles and all the storage space you could ask for. Situated only walking distance from your front door are the likes of our picturesque Swan River (3 Mins) itself, the sprawling Ray Marshall Park along the waterfront, Woodbridge Primary School, Woodbridge Train Station (6 mins), Guildford Grammar School (8mins), other lush local parklands and even medical facilities. Close walking proximity to Guildford Grammar and The Woodbridge Hotel is also nearby, along with the Centrepoint Midland and Midland Gate Shopping Centres, cafes, Midland Saint John of God Hospital (5 mins drive), restaurants and our famous Swan Valley - wineries, breweries, spectacular scenery and all. Become a part of this friendly, tight-knit community today - you won't regret your decision! Other features include, but are not limited to; Solid brick-and-tile construction Security-door entrance with charming leadlight features Carpeted bedrooms Split-level minor sleeping quarters Private side alcove and drying courtyard, off the laundry Daikin ducted and zoned reverse-cycle air-conditioning system Security-alarm system Ducted-vacuum system Feature ceiling cornices Feature skirting boards with a tuckaway step ladder Ducted dust point to sweep away any dirt that may be in the kitchen (No more dustpans!) Ample indoor and outdoor power points Solar hot-water system Rainwater tank Lush reticulated lawns and low-maintenance gardens Gated front access to park a trailer or an extra vehicle in security Side access Solar Panels - recently installed upgraded efficiency panels 525sqm (approx.) corner block For more information, please contact Kelly Jones on 0480 039294.