

# 62 Grand Promenade, Bayswater, WA 6053



## Sold House

Wednesday, 17 April 2024

62 Grand Promenade, Bayswater, WA 6053

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 402 m2

Type: House



Steven Gough  
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## Contact agent

The hard wood jarrah floorboards, super high ceilings, skirting boards, plus an inviting front yard and beautiful alfresco are just some of the features of this house that will make you feel like you are back in a time when class and sophistication was at its peak. Not to mention the beautiful cornices, a fireplace, classic kitchen, sleepout, laundry and bathroom and stunning bedrooms to boot. This charming 3 Bedroom, 1 Bathroom home on a 402m<sup>2</sup> block will have you sipping coffee out in your beautiful verandah, watching the world go by. Through the front door, you will find a beautiful entry with access to all parts of the house along with wooden framework to add to the charm. A lounge for the ages awaits with your original fire place, complete with mantel, stunning windows complete with wooden frameworks, sets the tone for this house which will have you enjoying family time or some private reading to catch up on in front of a roaring fire on these cold winter days. The main bathroom and bedrooms feed off the hallway with the main bedroom featuring a stunning ceiling that adds to the beauty of this home while the second and third bedrooms cater to the couple's, small families or downsizer buyers. The main bedroom is big enough for a king size bed while the second bedroom will easily fit a queen size bed with enough room for a cupboard and storage. The third bedroom is a conversion of the old garage and is perfect for that teenager who wants their own space or more than enough room for your home office including desk space and cabinets. The bathroom takes the cake for old school charm with white tiles, free standing sink, a bath and shower combined plus the original medicine cabinet and mirror. A more relaxing spot for you and your favourite book or glass of wine, I have not seen. Into the kitchen space features an electric oven, gas hotplate with 5 burners and rangehood have been included for your convenience plus plenty of storage and bench space will have you cooking up a storm. A good sized laundry feeds off the second lounge/sleep out with enough room for the washing machine as well as a second shower and the water closet. The 3rd bedroom is at the end of the sleep out which is perfect for afternoon drinks or morning coffees and just a quiet place to relax or entertain. The rear wooden doors lead you out to your charming alfresco area, complete with pergola, a garden area plus sitting space to enjoy some afternoon family time or drinks with friends. All the while, your split system reverse cycle air conditioning in the lounge room will keep you warm in winter and cool in summer. With Chisholm Catholic College less than 1.2km from your doorstep, The Civic Hotel and plenty of coffee shops around the corner, parks and recreation areas nearby and the Beaufort Street lifestyle with restaurants, cafes, shops (both food and fashion) close by, this is your next move!! For those savvy investors, the property is currently tenanted for \$500pw with a fixed lease in place until the 3rd of August, 2024 with amazing tenants that are willing to stay on. Features include but not limited to:- Front Verandah- Spacious Front Gardens- Stunning Entry- Split System Reverse Cycle Air Conditioning- Front Living Room with Fireplace- Stunning Dining Space- Large Master Bedroom- Good Sized 2nd and 3rd Bedrooms- Jarrah Floorboards and Skirting Boards - Large Kitchen- Electric Oven with Gas Stove Top and Rangehood- Bathroom with Bath/Shower- Good Sized Laundry with Extra Shower and WC- Alfresco Area and Lawn Space

Property Information:-  
402m<sup>2</sup> Land Space- 100m<sup>2</sup> Living Space- 1940 Build

So make your own history with this amazing property that is ready to go. But be quick because it won't last long! Call me, Steven Gough, today on 0432 705 787. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, Prestige Property Perth cannot guarantee its complete and utter accuracy. The information is provided for general information purposes only. As a result, no warranty or representation is made as to its accuracy, and all interested parties should not place full reliance upon it, and should therefore make their own independent enquiries.