

**9 Almondbury Street, Bayswater, WA 6053**



**House For Sale**

Friday, 19 January 2024

9 Almondbury Street, Bayswater, WA 6053

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 376 m2**

**Type: House**



Andrew Huggins  
0892773555



Toby Huggins  
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**From \$1,200,000**

If you long for the perfect place for you and your family to call home, make your dreams come true in this sophisticated double storey four bedroom, two bathroom home. Located at the high topography hilly area of Baywater the property is in a good neighbourhood with plenty of nice gardens and houses in this abundance within the area. Fall in love with the warmth and character, natural light filled spaces, stunning flooring & easy care exteriors! Designed with your family in mind this home offers a massive 220m<sup>2</sup> of living space & includes 3 living zones providing superb separation, while the informal open plan living areas bring everyone together. The backyard is perfect for entertaining and great for children and family pets - secure and private with low maintenance artificial turf & reticulated gardens. Ideal for those who wish to live near to the city while still enjoying a serene hilltop location... make this home your haven today! The property:

- Cream rendered brick construction
- Built in 2020
- Paved portico with wide timber door entrance
- Shoppers entrance
- Neutral & modern design with quality fixtures
- Feature lighting throughout including surface mounted downlights
- Oak coloured floating floorboards throughout
- Sheer grey roller blinds
- Abundance of storage throughout including under stair storage room
- Light filled open plan kitchen, dining & living area with RINNAI reverse cycle air conditioning
- Living area includes access to alfresco
- Spacious kitchen with breakfast bar, stainless steel appliances, five burner cooktop, double sink, microwave recess, built in pantry, large fridge recess, stone benchtops, plenty of storage cupboards including overheads
- Separate lounge/entertainment room
- LARGE master bedroom includes RINNAI reverse cycle air conditioning, walk in robe adjoining deluxe ensuite with his/hers vanity (located downstairs)
- Spacious minor bedrooms include mirrored built in robes (located upstairs)
- Bedroom 3 includes RINNAI reverse cycle air conditioning
- Easy care crisp main bathroom with large glass shower, stone benchtops, toilet
- Laundry with access to rear of home, powder room adjacent
- Undercover paved alfresco area
- Easy care backyard with artificial turf & low maintenance reticulated gardens
- Double garage with additional parking to front
- RINNAI hot water system

376m<sup>2</sup> This beautiful home will also reward you with an outstanding location close to the Swan River, Perth Airport, local shops, schools, Optus Stadium and a short 6.5 km commute to the Perth CBD. All main roads are a hop, skip & jump away - giving you access to all that Perth offers.

- 500 meters to Baywater Town Centre
- 600 metres to the Baywater Train Station - a connecting junction to the new line to Forrestfield/Airport line and the Morley/Ellenbrook Line which is expected to open in 2024
- 7km - 9km within the property location to St Comba School (both primary and secondary), Durham Rd School, John Forest Secondary College, Chisholm Catholic College, Carmel School, Perth Anglican School for Girls, Bayswater Primary School

Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$800.00 - \$850.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.