

**130A Garratt Road, Bayswater, WA, 6053**



**Land For Sale**

Thursday, 22 August 2024

130A Garratt Road, Bayswater, WA, 6053

Type: Land



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## **Picturesque Riverside Setting**

Set within this picturesque riverside precinct, you may never want to live anywhere else, ever again. Much more than just a blank canvas for you and your builder to create a beautiful lifestyle upon.

Sweeping Gumtree woodland views, walkways winding through the Baigup wetlands, bird sanctuaries, cycleways, catchment areas/lakes, jetties, and parklands all near your doorstep. With a 12-metre-wide riverside facing frontage, a mere 160 metres from the Swan River' water's edge, so close that walking your canoe/kayak to the river's edge at the foreshore is a reality.

Front access is via a 6.49-metre-wide, quality paved driveway, with the added bonus of Right Of Way (rear access lane) running along the full width of the rear of your lot, offering you even more options for your home designs. With beautiful views, this 288m<sup>2</sup> vacant lot is conveniently located just 6km from the Perth CBD. 700m from the Ascot racecourse, 4.5km from the Perth airport and 3km from Perth stadium. There is also a great little boutique café 280m away fronting the river, so your pleasant walks just got even tastier. What a location.