

**2/17 Birch Street, Bayswater, Vic 3153**



**Unit For Sale**

Sunday, 23 June 2024

2/17 Birch Street, Bayswater, Vic 3153

**Bedrooms: 3**

**Bathrooms: 2**

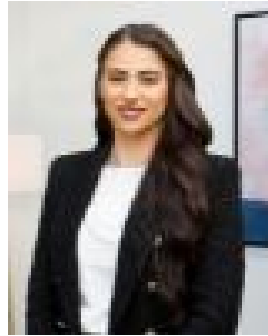
**Parkings: 2**

**Area: 380 m2**

**Type: Unit**



Michael Hill  
0387206333



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**\$780,000 - \$850,000**

Whether you're looking to purchase as an owner-occupier or a savvy investor, this sensational home's pristine presentation and prime position are guaranteed to impress. Modern flooring flows through much of the single-level home, which boasts three bedrooms and two bathrooms, including a sizeable master bedroom with an ensuite and walk-in robe. This creates a seamless fusion between its well-considered spaces, which include a substantial living room and a combined family-dining area; a well-equipped kitchen is adjacent, offering stainless steel appliances and generous storage options. An inviting undercover alfresco area extends from here, enhancing the living spaces further whilst forging a pathway to a generously sized grassed yard framed by meticulously maintained gardens with diverse greenery and foliage. A variety of extras enhance the property further. These include gas ducted heating, split system heating and cooling, ceiling fans, a full-sized laundry, an alarm, a storage shed, a double lock-up garage with internal access, and an additional off-street parking spot that acts as a convenient reversing bay. Then there's the central, amenity-rich location, close to Bayswater Train Station, local buses, Bayswater Primary and Secondary College, the open green spaces of Guy Turner Reserve and Marie Wallace Bayswater Park, plus shopping precincts like Westfield Knox, Mountain High Shopping Centre, and the popular Bayswater strip with its popular cafes and restaurants. The quality and convenience on offer here will delight all who inspect, but you'll need to act without delay, as this one won't last long. Noel Jones Real Estate has taken every precaution to ensure the information contained herein is true and accurate, however accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.