

7/41-45 Avenell Rd, Bayswater, WA 6053



Villa For Sale

Saturday, 29 June 2024

7/41-45 Avenell Rd, Bayswater, WA 6053

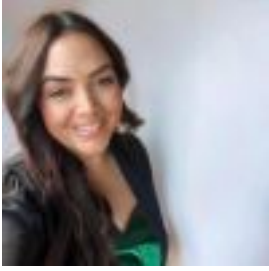
Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 59 m2

Type: Villa



Wendy Foster

0861122688

Offers From \$480,000

Unit 7, 41-45 Avenell Road, Bayswater Offers from \$480,000.00 Step into comfort and convenience with this beautifully designed 2 bedroom, 1 bathroom villa located in the heart of Bayswater. Perfect for first-time home buyers or investors, this property offers a blend of modern living and strategic location benefits. Key Features: Spacious Living Area: Open-plan living and dining areas provide a welcoming space for relaxation and entertainment. Modern Kitchen: Well-appointed kitchen with ample storage and quality appliances. Bedrooms: Two generous bedrooms, one with built-in wardrobe and the other with shelving, ensuring storage space. With ducted Evaporative throughout. Outdoor Area: Enjoy your afternoons on the front verandah or under the back patio area! Perfect for outdoor dining or simply unwinding after a long day. Reticulated garden in the back for the keen gardener! Garage: Single lock up garage, space in driveway for another car, and paved area at the front of the villa for a small car! Location Highlights: Education: Close proximity to several reputable schools including Bayswater Primary School, St Columba's School, and John Forrest Secondary College, making it an ideal location for families. Recreation and Entertainment: Just a short drive from Bayswater Waves, a premier aquatic playground featuring heated indoor and outdoor pools, wave pool, hydrotherapy pool, spa, sauna, and a variety of fitness classes. Less than 10km from Optus Stadium, a cutting edge venue for sport events and concerts! Nature and Parks: Enjoy the outdoors at nearby parks and reserves like Claughton Reserve and Eric Singleton Bird Sanctuary. Transport Links: Excellent connectivity with easy access to public transport options, ensuring a smooth commute to the Perth CBD, which is only 6 kilometers away. A quick and easy drive to Perth airport can be done in less than 10 minutes! Shopping and Dining: A range of shops, cafes, and restaurants are within easy reach, providing a variety of options for dining and entertainment. Investment Potential: Bayswater is a rapidly developing suburb with significant capital growth potential. The median house prices have shown a robust increase, making it a lucrative investment option. With its strategic location and abundant amenities, properties in Bayswater are highly sought after. Strata Rates - \$2,240 p/a (approx) Council Rates - \$1785 p/a (approx) Water Rates - \$1116 p/a (approx) Don't miss out on this fantastic opportunity to secure a comfortable and convenient lifestyle in Bayswater.