

Bayswater

## The Height of Modern Living (2 & 3 bedrooms available)

Many lots remaining, 3 layouts, contact Christian on 0409 466 788.

This architecturally designed development offers a sophisticated lifestyle in one of the most connected pockets of the City of Knox.

Experience the perfect blend of style and space in these sun-drenched townhouses. Designed with a North-North-East orientation, each home is bathed in natural light, further enhanced by extra-high ceilings and open-plan living areas.

### Premium Interiors & Finishes

- Designer Kitchens: Equipped with premium Stone Benchtops and high-end Omega appliances.
- Climate Control: Stay comfortable year-round with Split Systems installed in all living areas.
- Outdoor Entertainment: Each residence boasts oversized balconies, perfect for alfresco dining.
- Flexible Parking: Secure parking options include a single car garage or a garage plus additional carport.

### Location Highlights

- Positioned at the heartbeat of Bayswater with everything at your

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### FOR SALE

Promotion Price! - \$699,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

doorstep:

- Shopping & Dining: A short stroll to the Bayswater Shopping District, including Mountain High Shopping Centre, major supermarkets, and local cafes.
- Ultimate Connectivity: Located next to Bayswater Train Station, making the daily commute to the CBD effortless.
- Commuter Ease: Enjoy rapid access to the Eastern Freeway (M3) via Scoresby Road or EastLink, connecting you to the city or the Mornington Peninsula in no time.

Diverse floorplans, whether you are a professional, a growing family, or an investor, there is a layout to suit your needs:

Option 1 - 2 Bedroom + Multi-Purpose Room

Option 2 - 3 Bedroom Residences

Option 3 - Specialty layout features 2 bedrooms plus a dedicated study.

Don't miss your chance to secure your place.

## MORE DETAILS

Property ID	SZ1FBK
Property Type	Townhouse
Including	Toilets (3)

### Christian Karolos 0409466788

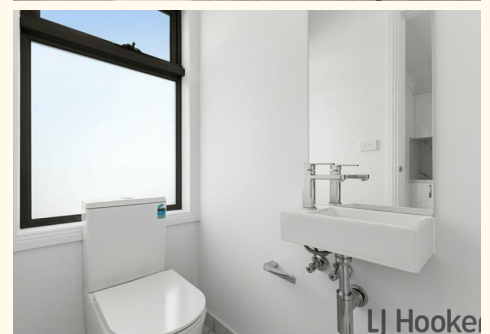
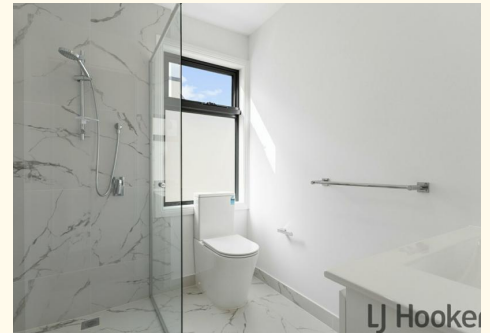
New home specialist | Karfam Developments Pty Ltd |  
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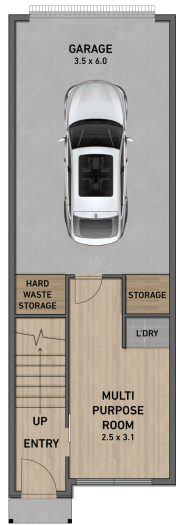
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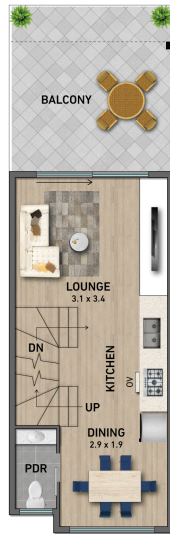
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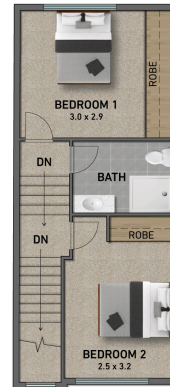




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

<p><b>ROYALE RESIDENCES BAYSWATER</b> A Better Way of Living</p>	2 1 MULTI PURPOSE ROOM 1	2 1	1	2 1	1		<p><small>DISCLAIMER: This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warranty or represent that the information contained within this document is correct. Any interested parties should undertake their own enquiries as to the accuracy of this document. The developer excludes consecutively all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and are subject to change without notice and should be verified by the purchaser or prior to exchange. The information contained herein is believed to be current but is not guaranteed. Furniture is not included.</small></p>
	GROUND FLOOR	42.3 m <sup>2</sup>	BALCONY	14.7 m <sup>2</sup>			
	FIRST FLOOR	31.7 m <sup>2</sup>	P.O.S	-- m <sup>2</sup>			
	SECOND FLOOR	34.9 m <sup>2</sup>	Garage	24.2 m <sup>2</sup>			
	<b>TOTAL FLOOR AREA</b>	<b>11.7 SQ / 108.9 m<sup>2</sup></b>	<b>TOTAL AREA</b>	<b>13.3 SQ / 123.6 m<sup>2</sup></b>			

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