




1 Grafton Road, Bayswater

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## UNDER OFFER by KATIE LAWLEY. Home open cancelled

Welcome to this 1947 build in an incredible Bayswater location, literally a two minute walk from Meltham Train Station.

This property floorplan gives multiple options as is for either a three bed, three living or a four bed, two living. This renovation won't be for the faint hearted however this house has stunning potential with already fantastic size rooms, big enough laundry for bathroom 2 and a fantastic size garden.

Are you a developer? Grafton Rd comes under the special zoning so subject to the right consent this could be an incredible block for multi dwelling. (Zoning info can be supplied but all buyers are encouraged to contact the Shire direct to do their own due diligence)

- \* Possible further approx 500sqm available, call me for more information \*\*

What we love:

- Fantastic Bayswater location, walking to Maylands hub and 2 mins from train
- Large rooms and flexible floorplan

**FOR SALE**  
UNDER OFFER with KATIE LAWLEY

### AGENTS

Katie Lawley  
0448 682 624  
katie.lawley@ljhooker.com.au

### AGENCY

LJ Hooker City Residential  
(08) 9325 0700

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Off street parking for two cars
- Fantastic size garden
- Amazing renovation opportunity
- Ideal development opportunity with special zoning subject to consents
- Growth suburb with more development planned

• SOLD IN AS IS CONDITION

Rates:  
 Council - \$1,936.52 pa  
 Water - \$1,179.77 pa

**MORE DETAILS**

Property ID	3V0KFGJ
Property Type	House
Including	Liveability

**Katie Lawley 0448 682 624**  
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<i>Approximate Areas</i>	
Internal Area	150m <sup>2</sup>
Alfresco	20m <sup>2</sup>
Porch	7m <sup>2</sup>
Total Lot Size	482m <sup>2</sup>



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This floor plan is for illustrative purposes only. While every effort has been made to provide an accurate representation, all measurements & other information are approximation only.

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