



20 Constance Street, Bayswater

ON THE DOORSTEP OF CLAUGHTON RESERVE: CUL- DE-SAC LIFESTYLE LIVING

Owner is SET to sell this investment! Clear instructions have been issued: this property **MUST** be sold!
Under strict instructions to liquidate! For sale by Finance-Friendly Online Auction. An immediate sale is a necessity and the seller is fully prepared to meet the market!

The Open Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment.

Delivering an exceptional blend of scale, location and low-maintenance convenience, this spacious single-storey home has been thoughtfully designed for flexible modern living. Enjoying a prominent street-front position and its own direct street address, the residence delivers a strong sense of independence and privacy, with multiple living zones and seamless indoor-outdoor flow. It offers an appealing balance of private retreat, single-level accessibility and vibrant riverside connectivity, just moments from where Constance Street meets the river precinct.

4 2 2

FOR SALE

Motivated Seller will "Meet the Market!"

VIEW

Thu 29th Oct @ 5:30PM - 5:50PM

AGENTS

Daniel Colbert
0414 337 434
daniel.colbert@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.



Stepping inside, warm wood-toned flooring and a fresh, neutral palette introduce the home's welcoming style, leading through to the fluid, open-plan family, meals, and kitchen area. Serving as the functional heart of the home, this central living hub features ducted air conditioning and sliding door access that welcomes in natural light while connecting the interior seamlessly with the outdoor courtyard.

Overlooking the main family and dining zones, the well-equipped modern kitchen features warm timber-look cabinetry, expansive benchtops, and a wrap-around breakfast bar for casual dining. High-quality finishes include a dedicated wall oven, gas cooktop, dishwasher, and ample pantry storage, while direct entry from the secure double garage adds effortless everyday convenience.

Designed to provide excellent separation of space, the exceptionally clever layout boasts three completely separate living areas. Positioned at the front of the home is a formal lounge room highlighted by large windows looking directly out onto the quiet streetscape. An open-entry hallway leads through to a spacious separate study or home office, while a massive, separate games/media room located to the rear features soft underfoot carpeting and dual sliding glass doors that offer the ultimate indoor-outdoor setup for family movie nights, hobby spaces, or a secondary lounge for visiting guests and family.

Wide glass security doors connect the central living zone directly to a private, low-maintenance rear yard designed for lock-and-leave ease. The spacious open-air brick-paved courtyard provides an excellent canvas for a barbecue setting and outdoor dining, while a compact, neatly positioned lawn area adds a welcome touch of green without the burden of heavy weekend maintenance.

The accommodation is smartly divided into distinct zones to optimize day-to-day functionality. The king-sized master suite sits at the front of the home as a peaceful parental sanctuary, complete with a large walk-in robe and a private ensuite bathroom boasting a dual-basin vanity with extensive counter space and storage. In a completely separate wing, three additional versatile bedrooms share a well-appointed family bathroom featuring a separate shower and deep, built-in bath - offering a highly accommodating layout for guests, growing families, or dedicated hobby rooms. Bedrooms three and four are uniquely fitted with their own walk-in robes, while all minor rooms feature large windows welcoming in natural light. Tying the utility space together is a dedicated laundry room equipped with a freestanding wash trough and a glass sliding security door. This offers a highly practical exit to the paved side path - the ultimate drop zone for muddy boots, bikes, and sports gear when returning from an active morning exploring the riverside trails, bike tracks, and nature playgrounds right on your doorstep.

Further premium features include a secure double automatic garage with a convenient internal shoppers' entry, accessed via a neat, direct paved driveway. Enjoying its prominent placement right on the street front, this practical design ensures effortless vehicle access and hassle-free off-street parking for family and guests.

Positioned literally metres from the pristine shores of the Swan River and the expansive parklands of Claughton Reserve, this location puts a healthy, active lifestyle right at your doorstep. Enjoy morning walks along the stunning wetlands boardwalk, utilize the local boat ramp for weekend kayaking, or follow the scenic foreshore trails down to where the vibrant weekend coffee vans and community food trucks set up. Sitting conveniently in that sweet spot between the newly upgraded Bayswater Train Station, the vibrant town centre cafe strip, and the shopping hub of Morley Galleria, you enjoy an enviable mix of natural

serenity and ultimate urban convenience just a short commute from the Perth CBD and airport.

Combining massive internal living spaces, single-level freedom, and a rare lifestyle address, this is an outstanding opportunity to secure a high-comfort, low-maintenance home in a premier Bayswater cul-de-sac.

Now vacant, this property is ready and waiting for you to move right in at settlement with no tenancy to finalise

Invest or nest - this property is perfect to enjoy and occupy yourself or find the ideal tenant with an estimated rental return of \$820-\$850 Per week.

Commuting is made easy with a local Transperth bus stop just 376 metres from your doorstep on Hardy Road, providing direct and rapid transit straight into Bayswater Station.

Points of interest (all distance approximate according to Google Maps)

- " Claughton Reserve, Playground & Boat Ramp —180m
- " Baigup Wetlands Boardwalk Trails —220m
- " Nearest Bus Stop (Hardy Rd After Constance St) - 376m
- " Riverside Gardens Foreshore —1.2km
- " Bayswater Paddles Up Kayak Hire —1.2km
- " King Som Restaurant —1.9km
- " Bayswater Bowls and Recreation Club —2.0km
- " Bayswater Train Station & METRONET Hub —2.1km
- " The Bayswater Hotel & Bistro ("The Baysie") —2.2km
- " Bert Wright Park & Community Centre —2.3km
- " Morley Galleria Shopping Centre —4.1km
- " Perth Airport (T3/T4) —6.2km
- " Perth CBD —9.1km

Auction/Purchase Terms and Settlement Timeframes Apply:

Deposit: \$50,000. Refer to Openn Negotiation terms and Contract.
Property condition: Sold "as is", subject to the Contract terms.
Settlement: 30 days from the Contract Date for cash buyers. Finance-friendly bids may be accepted, with settlement due 21 days after the Buyer obtains Finance Approval, subject to the finance particulars and latest approval date stated in the Openn Bidding Form and Contract.

Please note: The seller reserves the right to sell the property prior to the auction, subject to the Openn Negotiation terms and conditions.

Contact Exclusive Agent Daniel Colbert immediately to become qualified to participate. Register to watch the campaign at openn.com.au.

- " Agents Note —Rooms and Courtyard shown with furniture are computer generated images.

Rates & Dimensions :

- Council Rates \$2,494.37 pa
- Water Rates \$1,728.00 pa
- Total Land area 446m²

MORE DETAILS

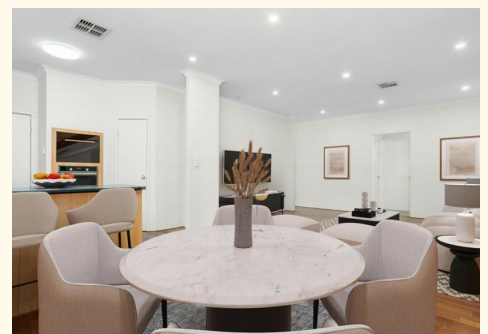
Property ID 3WCVFGJ
Property Type House

Daniel Colbert 0414 337 434

Sales Executive | daniel.colbert@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700

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20 Constance Street
Bayswater

- 4 Bed + Study + Media
- 2 Bath
- 2 Car + Off Street

Internal 224m²

Porch 4m²

Total 228m²

Patio 37m²

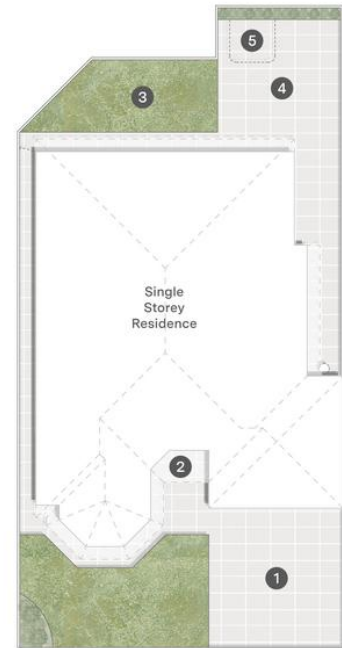


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FLOOR PLAN
2.7m Ceiling

1. Driveway Parking
2. Entry Porch
3. Fenced Grass Yard
4. Open-Air Patio
5. Clothes Line



SITE PLAN

Constance Street

NORTH
↑