



Bayswater, 1/117 Beechboro Road South

Looks Can Be Deceiving!

3 2 2

Welcome to this fantastic 3 x 2 home on a 367sqm block. One of only 6 in this development, completely tucked away and not visible from the road.

The accommodation is really well thought out with a separate lounge, fantastic size home office or kids playroom. To the rear of the home is the open plan kitchen and dining room, which opens out onto a fantastic size garden with beautiful mature olive trees and flower borders.

The property is in fantastic condition, but someone could easily come in and put their own stamp on it.

Literally a two minute drive from Bayswater's new train station, this property is a must see.

What we love:



Disclaimer: 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.

For Sale
\$749,000

View
ljhooker.com.au/3QZGFGJ

Contact
Katie Lawley
0448 682 624
katie.lawley@ljhooker.com.au
Jake Tranchita
0415 767 021
jake.tranchita@ljhooker.com.au

LJ Hooker City Residential
(08) 9325 0700

- * Vacant Possession
- * Double Garage
- * Master Suite and two further double bedrooms with built-ins
- * Lounge and separate kitchen/dining
- * Home office/kids playroom
- * Fantastic size established garden
- * Small development of 6 houses
- * Visitor Parking
- * Two-minute drive from new Bayswater station

Rates:

Council - \$1,988.57 p.a.

Water - \$1,184.22 p.a.

Strata - Admin - \$359.05 p/qtr. Reserve - \$61.75 p/qtr.

More About this Property

Property ID	3QZGFGJ
Property Type	Villa
Including	Air Conditioning Built-in-Robes Remote Garage Liveability

Katie Lawley 0448 682 624

Sales Executive | katie.lawley@ljhooker.com.au

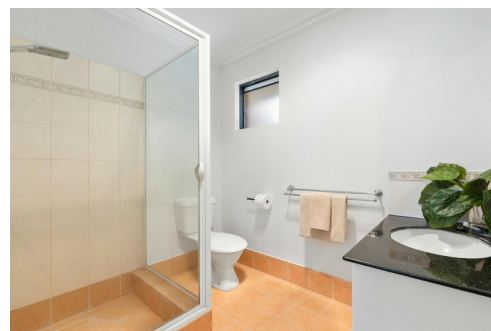
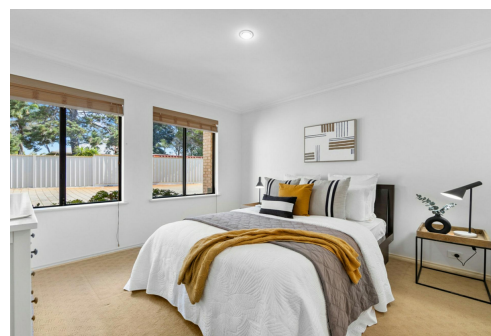
Jake Tranchita 0415 767 021

Sales Executive | jake.tranchita@ljhooker.com.au

LJ Hooker City Residential (08) 9325 0700

Shop 30, 82 Royal Street, EAST PERTH WA 6004

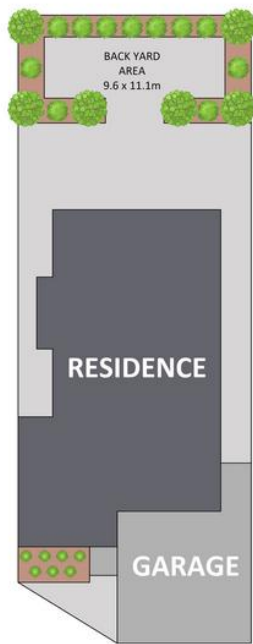
cityresperth.ljhooker.com.au | cityresperth@ljhooker.com.au



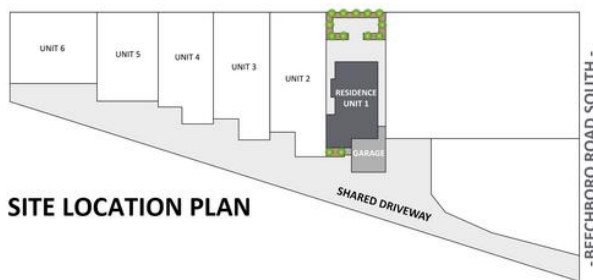
Disclaimer: All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

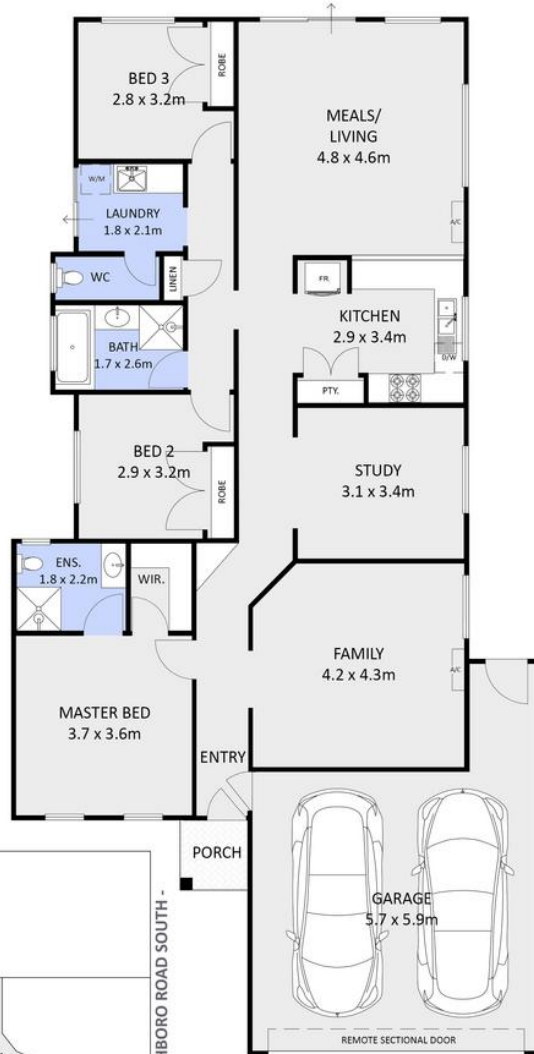
LJ Hooker City Residential
(08) 9325 0700



SITE PLAN



SITE LOCATION PLAN



1/117 Beechboro Road Sth, Bayswater, WA 6053 Katie Lawley 0448 682 624

Jake Tranchita 0415 767 021

Strata size: 367m² Living size: 141m² Garage: 37m²
Porch: 2m² Total size: 180m²

3 Bedrooms, 2 Bathrooms, 2 Cars



The above plan is an artist's impression only, it includes elements that are for display purposes only and may not be to scale. Measurements do not take into account wall thickness. Landscaping shown is indicative only. Dimensions are approximate. Drawings are only to be used for display purposes. Bookings: contact@jarreddesign.com



cityresperth.ljhooker.com.au