

Under Contract



6, 41-45 Avenell Road, Bayswater



## Unique, Private and Secure

Tom Vlahos proudly presents this neat and tidy 2 bedroom 1 bathroom home situated in a complex of only 9 located in the popular Suburb of Bayswater close to amenities, Public Transport, parks a short distance to the Swan River. This villa is one not to miss!

### Features:

- 2 bedrooms with BIR to main bedroom
- Extra "sleepout" 6 x 4 approx room attached the rear
- 1 bathroom – tiled to ceiling with large shower
- Open plan lounge/living/dining
- Spacious kitchen with ample bench and cupboard space
- Separate laundry
- Split system air con to living
- Lock up remote garage plus parking for extra car on drive
- Front under cover courtyard
- Rear under cover patio
- Security screens, alarm and lights
- Gas cooking

This property is priced to sell and is Just a 10-minute walk to the Bayswater train station, 10 minutes from the airport, 20 minutes from the city, situated on the high side of the road with tree top views.

🛏 2 🚿 1 🚗 2

<b>Price</b>	From \$475,000
<b>Property Type</b>	Residential
<b>Property ID</b>	30147

### Agent Details

Tom Vlahos - 0408 427 514

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

For more information or to view this home, contact Tom Vlahos on 0408 427 514

Strata Fees \$556.50 p/q approx.

Water Rates 2022 – 2023 \$873.74 p/a approx.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*