



## FOR SALE

### "OWN STREET FRONTAGE, NOW BODY CORPORATE FEES"

2 Living Spaces, 3 Beds, 2 Baths, 3 Toilets, own street frontage! north facing home!  
This Craftsman Builder is offering a brand new townhouse home ideally located only minutes' walk to Bayswater shopping precinct and train station with easy access to the East Link.

Comprising: Approx. 20 Squares with 2.7mtr ceilings, open plan living, outdoor entertaining, quality fixtures and fittings, 2 Master bedrooms with full en-suite, toilet / powder room, single lock up garage with 2nd car space, internal entry, fully fenced, landscaped gardens and so much more.

Featuring; Spacious kitchen meals area, breakfast bar, open plan lounge / family room, outdoor terrace alfresco area making indoor / outdoor entertaining a breeze. Stone bench tops, glass splash backs, stainless steel appliances, separate laundry, separate powder room, high ceilings, square set cornices, engineered timber floors to the living areas, tiles to wet areas, carpet to bedrooms, built in robes, ducted heating, refrigerated cooling, 6 star energy rating, modern living at its best.

These fantastic properties will appeal to the all home buyer, investors or those simply wanting to downsize on their land size. Hurry! An Inspection will impress!

Thinking of selling now or in the future? For a free market appraisal Call  
Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
Inspection times and property availability are subject to change without notice. Photo identification required at inspections. Disclaimer. All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own inquiries.

3 BED | 2 BATH | 1 CAR

PRICE:  
\$729,950

OPEN FOR INSPECTION:  
N/A



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GROUND FLOOR	88m <sup>2</sup>
FIRST FLOOR	71m <sup>2</sup>
GARAGE	23m <sup>2</sup>
PORCH	5m <sup>2</sup>
TERRACE	23m <sup>2</sup>
SECLUDED P.O.S. (5m WIDE MIN)	64m <sup>2</sup>
OPENSPACE (TOTAL)	182m <sup>2</sup>

18 GLEN PARK ROAD BAYSWATER NORTH

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.