

13B Paterson Street, Bayswater, WA, 6053

BEAUCOTT PROPERTY

House For Sale

Wednesday, 20 November 2024

13B Paterson Street, Bayswater, WA, 6053

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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THE WOW FACTOR

This impressive near-new single-storey home truly has the wow factor, offering a rare opportunity to own a residence that effortlessly combines high-quality finishes with an expansive, thoughtfully designed layout.

At the heart of the home lies a show-stopping kitchen, crafted to perfection with stone waterfall benchtops, a striking porcelain backsplash and premium appliances. A hidden walk-in scullery elevates the space into an entertainer's dream, while sliding glass doors open to an outdoor area framed by mature trees and thriving passionfruit vines. A separate media room offers the perfect setting for family movie nights or a kids' retreat.

The main suite is pure indulgence, with stunning Bauwerk-painted walls, clay feature lighting, dual wardrobes and an exceptional ensuite featuring a bespoke spotted gum vanity. Three additional double-sized bedrooms with built-in robes share an equally beautifully appointed family bathroom.

There's a reason properties in this neighbourhood rarely come on the market - the lifestyle and convenience say it all. You'll be moments away from Chisholm College, Bayswater primary schools, extensive parklands, the train station and the town centre - not to mention that the beginning of Beaufort Street is just around the corner!

Homes finished to this standard don't come along often - so don't miss your opportunity!

Summary of features:

- *447sqm
- *Green-titled
- *Double garage with rear roller door - ideal for ease of access, storing motorbikes, etc.
- *Ducted reverse cycle A/C (zoned)
- *Gas bayonet to the main living room
- *CCTV
- *Stunning Italian travertine tile flooring with French pattern
- *31-course ceilings throughout
- *Custom 1200mm front door
- *Exposed aggregate surrounding the perimeter of the home
- *Kitchen with waterfall stone benchtops and double width central island, Italian porcelain backsplash (no grout!), high-quality appliances including double ovens, plus a functional walk-in scullery with dishwasher, second sink, and additional cupboard space
- *Family-sized laundry with plenty of storage and direct outdoor access
- *Sliding stacking doors connecting the open-plan living area to the outdoors
- *Auto-reticulated gardens with productive passionfruit vines and mature trees
- *Beautiful, established, easy-care native front garden
- *Incredible main retreat with floor-to-ceiling sheers, Bauwerk-painted walls, dual walk-in robes with built-in cabinetry, and an exceptional ensuite featuring an 1800mm spotted gum vanity, Nood Co Basin, double walk-in shower rain heads, and floor-to-ceiling tiles
- *Three additional double-sized bedrooms with mirrored built-in robes, sharing a family bathroom

Location:

- *Steps from Patterson Street Reserve and playground
- *Around the corner from Hillcrest Reserve and Wymond Park
- *Steps from Chisholm College
- *Walking distance to Hillcrest and St Columba's primary schools
- *Walking distance to Bayswater train station and town centre

*Walking distance to bus stops on Coode Street and Beaufort Street

*Just 2km from the Inglewood precinct on Beaufort Street

*7.5km from the CBD