



60 Katanning St, Bayswater



## A PERFECT BLEND OF LUXURY & CONVENIENCE!

Welcome to your dream rental home! This exceptional two-storey, 4-bedroom, 3-bathroom executive residence is designed for those who appreciate luxury and convenience. Nestled just moments from the tranquil Swan River, with its brand-new BMX track and only a short drive to the lively hubs of Guildford, Maylands and the trendy Mt Lawley precinct, this home places you at the heart of it all. With the airport only minutes away via the Tonkin Highway, you'll enjoy the perfect balance of peaceful living and easy access to everything you need—whether it's dining, shopping or travel.

### Key Features:

- **Expansive Bedrooms:** The master suite is a true sanctuary, complete with a walk-in robe and a private ensuite featuring an oversized shower and separate toilet for ultimate privacy and comfort. The additional bedrooms are spacious, each with built-in robes and ceiling fans, offering ample storage and personal retreat spaces.
- **Sophisticated Bathrooms:** Three beautifully appointed bathrooms, including main bathroom upstairs with both a separate shower and a relaxing bath, elevate your everyday experience, combining style and functionality.
- **Seamless Open-Plan Living:** The heart of the home is an open-plan living area, bathed in natural light and featuring elegant oak flooring that flows effortlessly into the gourmet kitchen. Equipped with a stone island benchtop, gas hotplate, dishwasher and pantry, the

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Price	LEASED!
Property Type	Rental
Property ID	341

### AGENT DETAILS

Kirsty Styles - 0438 188 011

### OFFICE DETAILS

Bricks & Mortar Real Estate  
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kitchen is designed to inspire culinary creativity.

- **Versatile Living Spaces:** A second living area upstairs provides the ideal space for family movie nights, kids retreat or a home office. Downstairs the built-in oak desk in the study nook offers the perfect spot for work or study.
- **Abundant Storage:** From built-in cabinetry in the living areas and under-stair storage to the oversized laundry with additional storage, this home has been designed with convenience in mind, ensuring you have space for everything.
- **Year-Round Comfort:** Stay cool in summer and cozy in winter with air conditioning throughout, and enjoy the warmth of an inbuilt gas fireplace in the downstairs living area, perfect for relaxing on cooler evenings.
- **Top-Notch Security:** An alarm system and front security cameras provide peace of mind, ensuring you and your family feel safe and secure.
- **Outdoor Oasis:** The private backyard and alfresco area offer a tranquil setting for outdoor dining, relaxation or entertaining guests, with reticulation in place to effortlessly maintain the gardens. The charming cubby house in the backyard will remain a magical retreat for kids, sparking their imagination and offering endless adventures, from secret hideaways to whimsical play spaces.
- **Double Lock-Up Garage:** Secure parking for two vehicles, with additional driveway parking for extra convenience.

#### Location Perks:

- **Nature at Your Doorstep:** Just a short stroll to the picturesque Swan River and the exciting new BMX track or a 5-minute drive to Riverside Gardens for outdoor relaxation. The newly re-opened Bayswater Hotel and bowling club are also within easy reach.
- **Top Education Options:** A short drive to prestigious private schools, as well as local primary and secondary schools like Baywater Primary, St Michael's School, Chisholm College, Trinity College, Guildford Grammar and John Forrest Secondary College.
- **Ideal for FIFO Workers:** Only 8 minutes to the airport, making travel a breeze.
- **Vibrant Local Precincts:** Just 10 minutes to the lively cafes, shops and cultural hotspots of Guildford, Maylands and Mt Lawley, with easy access to Bayswater train station for seamless commuting.

This luxurious home offers the perfect blend of comfort, convenience, and style. Whether you're seeking a peaceful retreat or easy access to all the best Perth has to offer, this property is your ideal choice.

**\*\* PLEASE NOTE THIS PROPERTY IS UNFURNISHED \*\***

Available 21st January 2025.

**Interested in this property?** Please attend the advertised viewing time or send through an email enquiry to Kirsty with your details and you will be emailed details of upcoming viewings. **\*\* PRIVATE VIEWINGS ARE AVAILABLE FOR THIS PROPERTY \*\***

A viewing time may be cancelled if no one registers to attend. **\*\*\*HOME OPEN TIMES ARE SUBJECT TO CHANGE OR BE CANCELLED WITHOUT NOTICE \*\*\*** **\*\*You must view the property first with a representative from Bricks & Mortar Real Estate Solutions prior to applying\*\*** We do not

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