



RIVERVIEW ESTATE

A uniquely exclusive opportunity

- A designer home in a riverside estate close to the Perth CBD
- Views across a wildlife sanctuary to the banks of the Swan River
- Walking distance to the Peninsular golf course and café precinct
- Stylish modern façade with luxurious interiors
- Outstanding investment opportunity in a unique lifestyle location
- LAST remaining home site in a boutique estate of only 16
- Ideal investment for a foreign investor (subject to FIRB approval)

Lot 11 is the LAST remaining Riverview Estate package available.

Aspireon Homes have designed a striking double story home, positioned perfectly on a north facing corner block with views across a wildlife sanctuary to the Swan River.

Located in Bayswater, Riverview Estate features 16 exclusive home sites that are nestled on the banks of the Swan River, surrounded by nature reserves and abundant birdlife.

Very few developments provide this type of diversity, immersed in nature and only a 10 minute train ride from Perth's CBD. Also within walking distance, or a buggy ride, is the stunning Peninsular golf course, eclectic 8th Avenue café strip, choice of shopping centres large and small and Gibney Reserve playing fields.

In conjunction with Aspireon Homes, this boutique estate will incorporate the landscape of the Swan River to formulate an

Price Expressions of interest

2 4 2 2 336 m²

For more information or to arrange an inspection please call Melissa Walsh
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luxury properties



unique
ESTATES



exquisite design; along with stylish modern building facades, this is an outstanding investment opportunity in a truly unique lifestyle location.

The four bedroom home has reverse living with a generous balcony to take full advantage of the views. Providing excellent family separation, the ground floor of the home consists of the secondary bedrooms, media room, laundry and bathroom.

The kitchen is located on the first floor at the front of the home with a large stone island bench and a 'tucked away' scullery.

The open plan living leads out to the balcony where you can enjoy

uninterrupted views.

The study, or nursery, is located in the middle of the first floor, perfect for the new addition to the family or a quiet retreat for those wanting some alone time. The master suite is located to the back of the property with an expansive walk-in-robe and generous ensuite.

This creative home design is impressive and the location truly unique.

To arrange an inspection please contact
melissa@uniqueestates.com.au or call 0417700019





PROPERTY FACT SHEET

Aspect: Northerly corner block

Views: Swan River wetlands

Height above sea level: 4 mtr

Coordinates: 31° 55'50.89" S 115° 54'40.27" E

Zoning: Residential

Construction: Brick, render & colorbond roof

Ground Floor Size: 103 m²

First Floor Size: 124 m²

Alfresco Size: 6 m²

Garage Size: 47 m²

Portico Size: 2 m²

Balcony Size: 6 m²

Total House Size: 288 m²

Lot Size: 336 m²

Year Built: 2017 completion

Water Supply: Mains

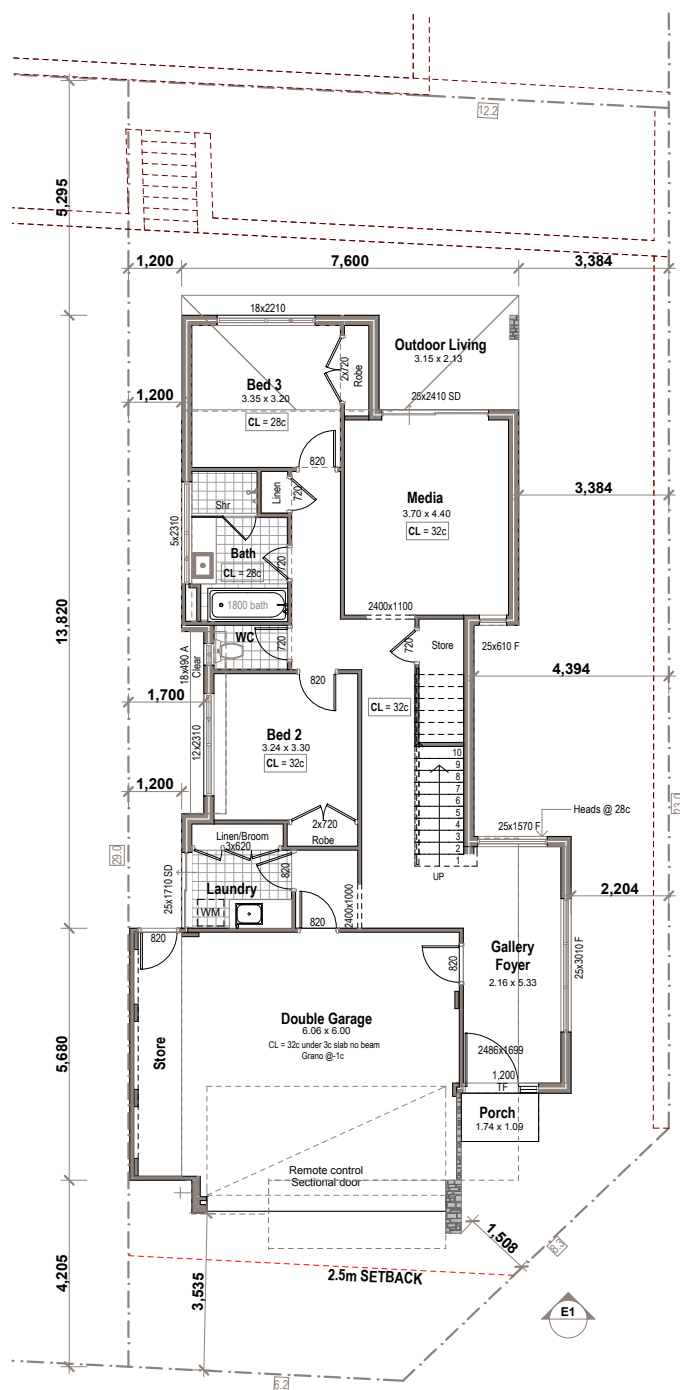
Power: Mains

Sewer / Septic: Mains

Near Schools: Bayswater Primary School, St Columbas Primary, Mercedes College, Trinity College, John Forrest Secondary School

Nearest University: University of Western Australia

GROUND FLOOR PLAN



Ground Floor

A: 102.94 m ²
P: 55.66 m

Garage / Store

A: 47.06 m²

Porch

A: 1.90 m^2

Upper Floor

A: 124.05 m ²
P: 55.42 m

Terrace

A: 6.21 m²

STRATA LOT 11, LOTS 8 & 14 STONE ST, BAYSWATER

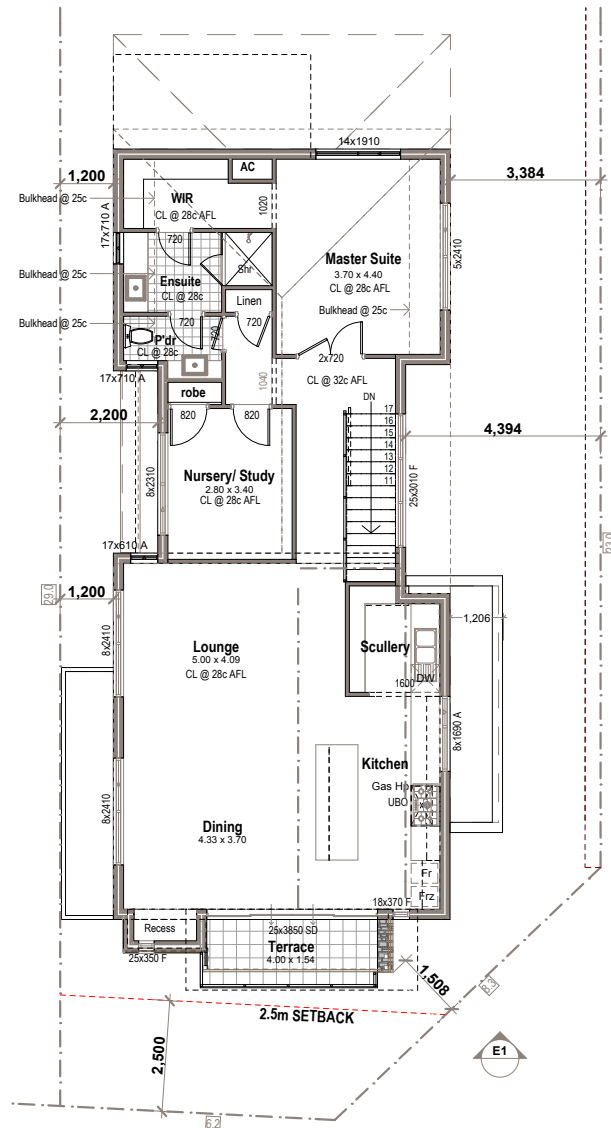
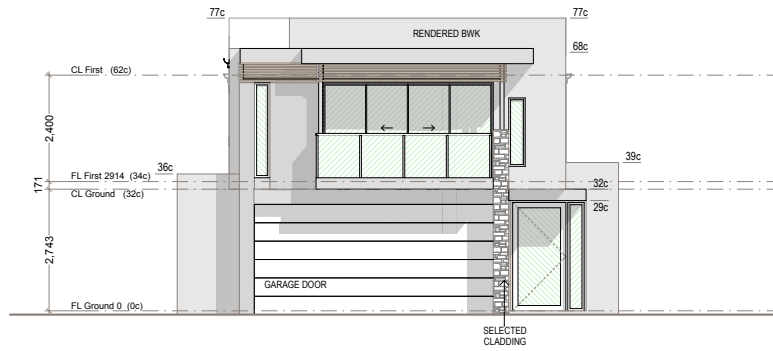
106 BURSWOOD ROAD BURSWOOD WA 6100 PHONE: 9361 2622 FAX: 9361 3933 BUILDERS REGO # 12114



A member of the Buiton Group

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FIRST FLOOR PLAN



STRATA LOT 11, LOTS 8 & 14 STONE ST, BAYSWATER

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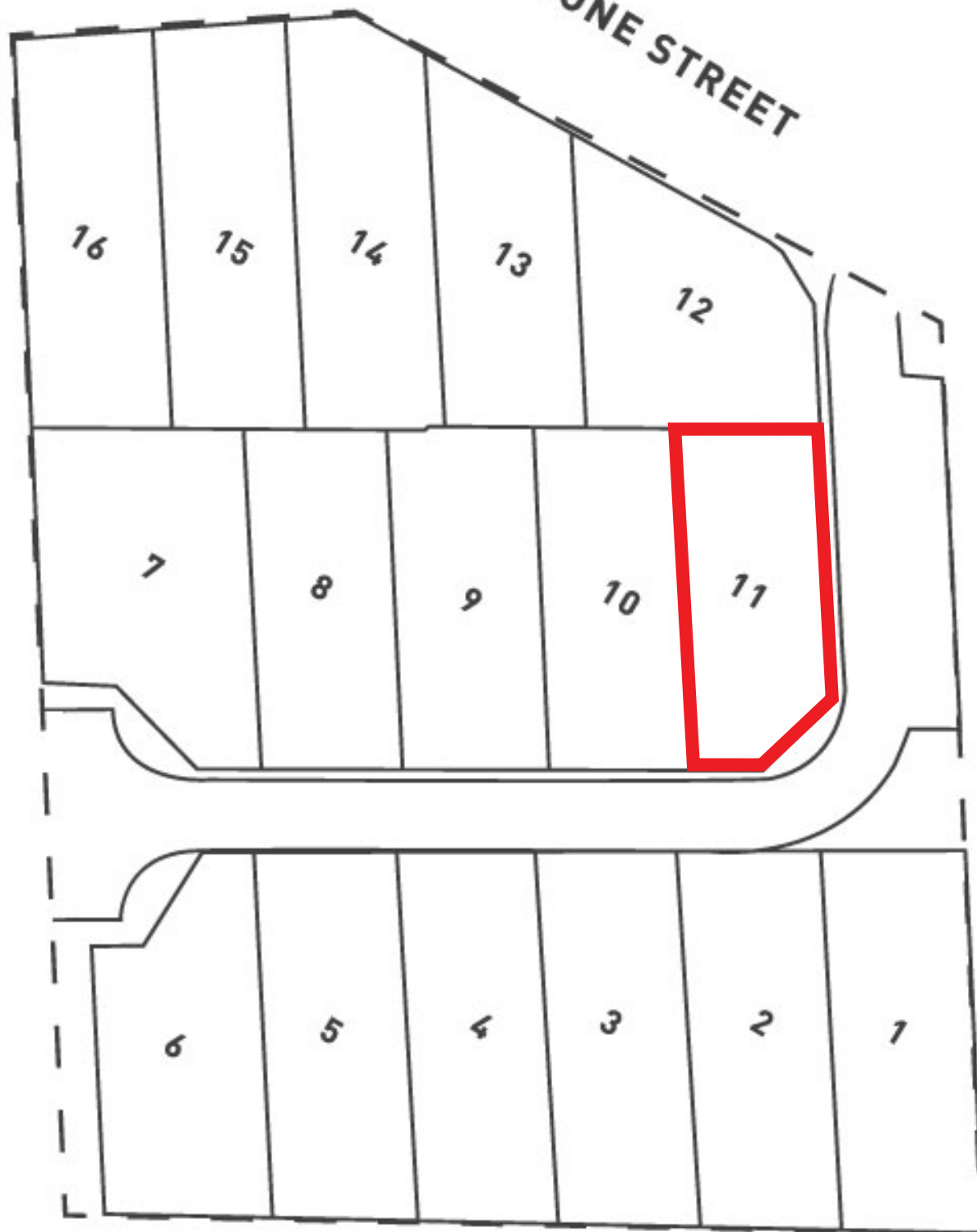


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SITE PLAN

STONE STREET

STONE STREET



SWAN RIVER

Boundary is approximate area only

LOT 11, 79-83 STONE STREET, BAYSWATER, WA



LOCATION MAP

