

Bayswater  
*Riverside*  
ESTATE

*the forever place*



Tradewinds  
Property

67-71 Stone St. Bayswater  
[bayswater-riverside.com.au](http://bayswater-riverside.com.au)

# RARE RIVER FRONT LAND

*with a view you will never tire of*





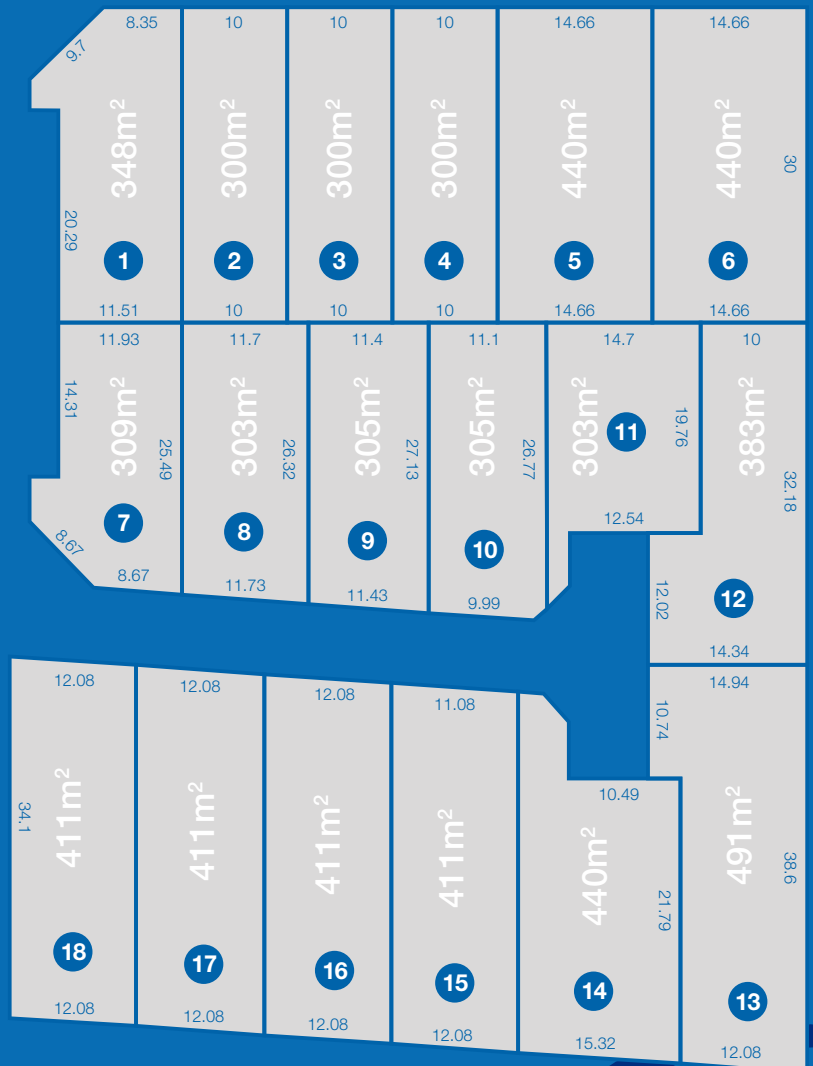
# FLAT LEVEL AND RETAINED BLOCKS (300 - 491M<sup>2</sup>)

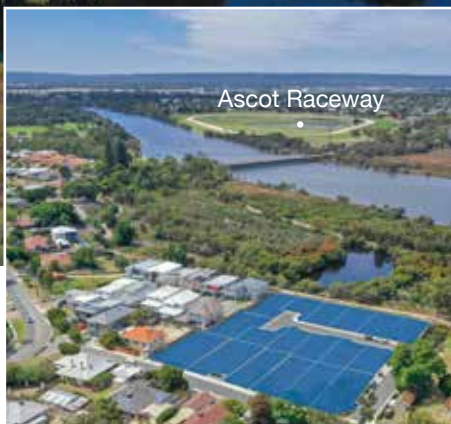
The blocks have been tiered from front to back to maximise the benefit of each plot, creating the opportunity to gain sweeping views of the river. There is extensive retaining on each site creating perfectly flat blocks which makes building easy.

All blocks are fully serviced and boast exposed aggregated pathways, beautiful street lighting and an exclusive walkway to the foreshore featuring a permanent spring that cascades down to your exclusive gateway to the Baigup Wetlands.

River front lots feature their own private stairs to access the foreshore.

67-71 Stone St. Bayswater





## EXCLUSIVE ACCESS TO THE BAIGUP WETLANDS

Positioned across the river from Ascot Raceway and Kuljak Island, Bayswater Riverside Estate offers vacant land developed by one of Perth's most experienced developers. This is the forever place, a place to be proud of, nestled in a nature bound and private enclave.

*a place to be proud of*





## JUST 5KM'S TO THE CBD

Access to the CBD, being only 5km away makes for an easy commute to the city and return home to your riverside sanctuary.

*your sanctuary*



Bayswater Riverside Estate has sweeping views overlooking the river and stunning Baigup Wetlands which holds a recorded 96 species of wildlife including an extraordinary variety of bush birds, waterfowl and coastal birds.

## *the lifestyle you deserve*

The walkway in front of the estate adjoining the river extends for km's in both directions. Step from your front door and head east, within 900m along the river path is the beautiful Bayswater Riverside Garden Park and Bayswater Paddle Sports. Join the club and leave your craft there with easy access to explore all the river has to offer. Head west and the pathways link and wind through parks and riverside groves for miles and leading into the Maylands Golf Course just 1.5km away.





Ascot Raceway is walking distance away and across the Garrett Road Bridge is the little known Kuljak island. Another stunning natural habitat with pathways for walks or a ride whilst interacting with nature. The larger of the trails, a 2.6km loop walk around the outside of the island, takes you past wetlands and swamps full of birdlife and stunning river views partnered with seated rest areas to enjoy.

In the centre of the island is a large grassed area perfect for those family picnics, sports, kite flying or playing with your canine friends. This area is also surrounded by various paved paths with easy access from the carpark for wheelchairs and/or prams.

Why not paddle the many inlets and coves and explore the island with a whole new perspective.

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## **SALES & INFORMATION**

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