



ENDEAVOUR ON MILLS

35 BURNSIDE STREET, BAYSWATER WA 6053



THE PROJECT

Sun on the boards, green at the door, the city twelve minutes away.

THE LIGHT

Every detail has been planned in synergy with the parkland beyond, from the angle of a window to the fall of light across an island bench.

Full-height stacker doors fold back until the ground floor is one room, running from the kitchen bench to the garden bed. Dappled light, secluded courtyards, and a park frontage with direct private access.



THE PARK SET THE PLAN

Five architecturally designed residences by DBD Architects & Builders, turned to face the full length of Mills Avenue Reserve: white weatherboard, black-framed windows, pitched gables and picket fences drawn straight from the Hamptons, reimagined for a leafy corner of Bayswater.

Living areas turn towards the reserve, balconies sit up in the tree canopy, and courtyards open onto the green, which no future development can build out, because it is already a park.

Indicative renders. Interiors, finishes, furnishings and landscaping shown are indicative and vary between homes.

Lot 3

A private, spacious loft set high in the canopy.



Indicative render.

BEDROOMS	4
BATHROOMS	2
LEVELS	2 + loft
LIVING, APPROX.	168 m ²
TITLE	Individual

Double garage, EV-ready, with secure internal access.

Lot 3 is the family plan. Four bedrooms and two bathrooms across three levels, about 168 square metres of living, a double garage, and a park frontage that gives the front rooms a green outlook in every season.

The extra bedroom sits where most homes of this size put a study, so the plan holds a growing family without borrowing space from the living areas. The loft above adds a quiet floor at the top of the house, lit from the gable.

Balconies on the middle level face the reserve. Living below opens to a courtyard that is planted rather than paved.

WHAT SETS THIS HOME APART

Four bedrooms across three levels

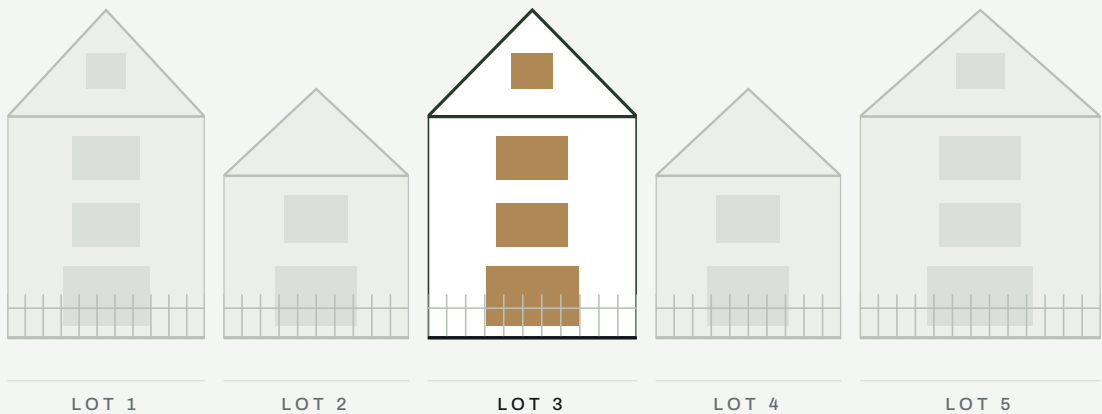
Loft level lit from the gable and a skylight

Balconies facing Mills Avenue Reserve

Planted courtyard with deep-soil planting

Double garage, EV-ready, with secure internal access

WHERE IT STANDS IN THE ROW



Indicative elevation, west to east, drawn to the storeys each home is built to.

THE PLAN

Every level, drawn to scale.

Room dimensions are in metres.



Indicative floorplan for Lot 3. Dimensions and areas are approximate and subject to change.

THE ADDRESS

On foot, on the train, or in the car.

An inner suburb seven kilometres from the Perth CBD, sitting on WA's second largest transit interchange, where gum-tree canopy, a genuine village strip and a rebuilt station meet in one small, walkable pocket.



THE PARK

Mills Avenue Reserve is the front garden: open lawn and mature gum trees, with direct private access from the courtyards, and a playground and two sports grounds a few blocks away.

THE WALK

A short walk from the front gate, the rebuilt Bayswater interchange brings the Midland, Morley-Ellenbrook and Airport lines together. The Perth CBD is about twelve minutes from the platform.



THE DRIVE

Perth Airport is about ten minutes away, and the coast roughly ten kilometres west. Garaging is covered and EV-ready, off a permeable green driveway kept under the existing canopy.

TRAVEL TIMES

Mills Avenue Reserve	Direct frontage
Bayswater Station, METRONET interchange	A short walk
Perth CBD	Approx. 7 km, about 12 minutes by train
Perth Airport	About 10 minutes

Times are approximate and depend on service and traffic conditions.



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Indicative renders and floorplans throughout. Interiors, finishes, furnishings and landscaping shown are indicative and vary between homes. Dimensions and areas are approximate and subject to change. This brochure is a guide only and does not form part of any contract.

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