



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.

Lots 2 & 4

Two addresses, one plan, and the same quiet green horizon.



Indicative render.

BEDROOMS	3
BATHROOMS	2
LEVELS	2
LIVING, APPROX.	112.5 m ²
TITLE	Individual

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

Lots 2 and 4 are the two-storey homes in the row, and they are built to one drawing: three bedrooms, two bathrooms, around 112.5 square metres of living over two levels, a double garage, and a front that looks straight out over the reserve.

The ground floor runs kitchen to living to courtyard in a single move. With the stacker doors folded back, the outdoor room becomes part of the plan rather than an addition to it. Upstairs, the bedrooms take the park outlook, with a window seat built into the main bedroom.

What differs is where each one sits in the row, and so what it sees: the aspect changes the light through the day and the angle across the park from the upstairs rooms. For a buyer who does not want stairs to a third storey, these are the straightforward two.

WHAT SETS THIS HOME APART

Two-storey plan with no third-level stairs

Direct frontage to Mills Avenue Reserve

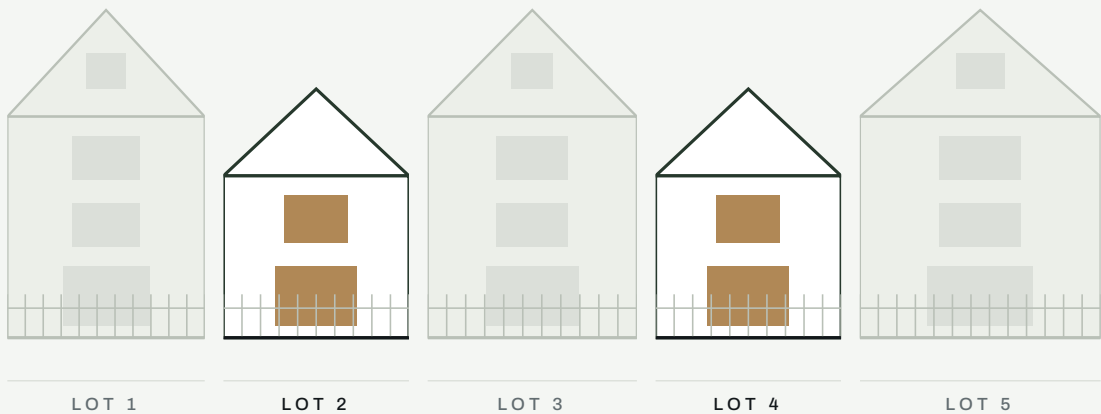
Kitchen, living and courtyard on one continuous level

Built-in window seat to the main bedroom

Two positions in the row, two different aspects

Double garage, EV-ready, with secure internal access

WHERE IT STANDS IN THE ROW

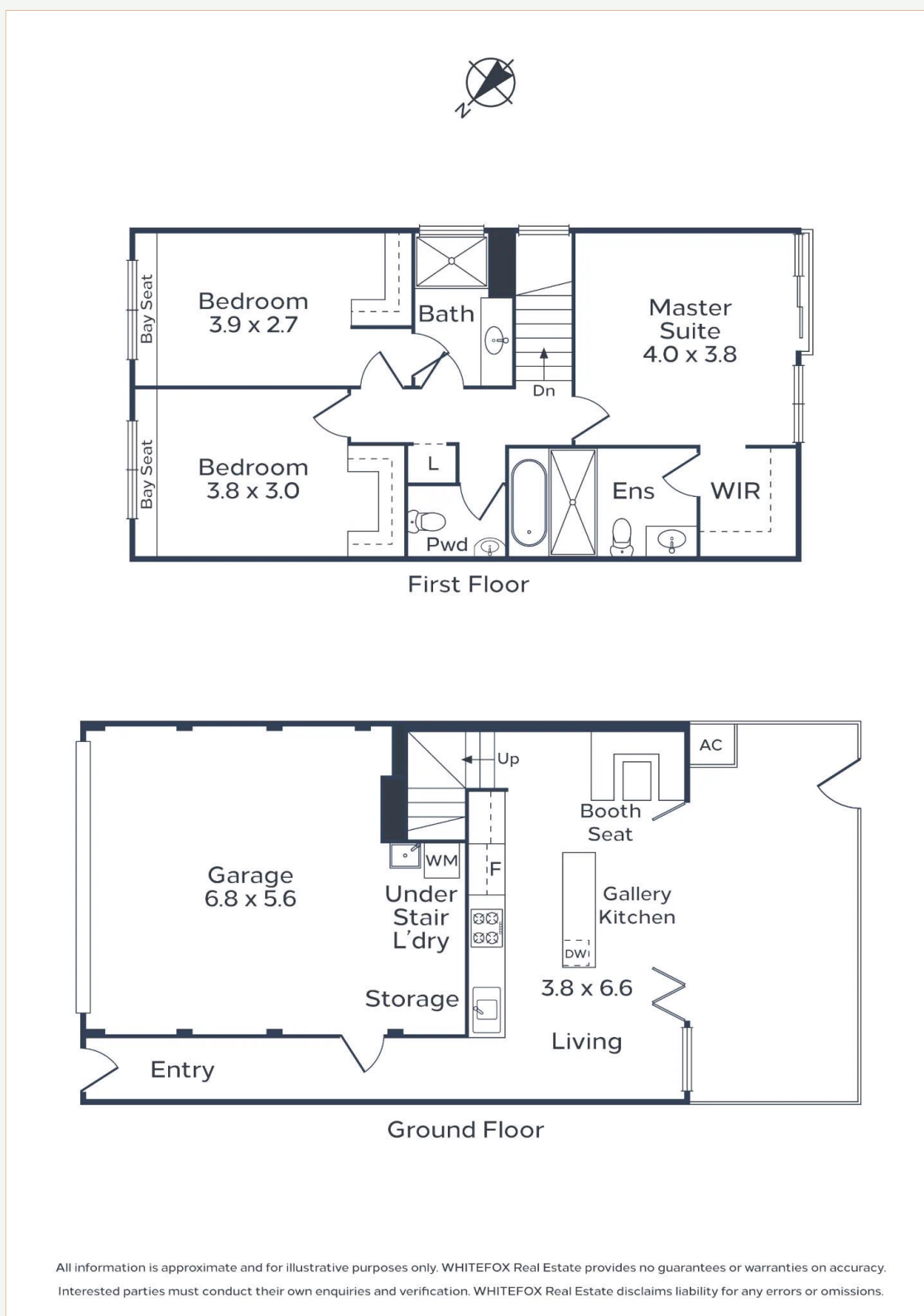


Indicative elevation, west to east, drawn to the storeys each home is built to.

THE PLAN

Every level, drawn to scale.

Lots 2 and 4 are built to this plan. Room dimensions are in metres.



Indicative floorplan for Lots 2 & 4. 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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LOTS 2 & 4 · 35 BURNSIDE STREET, BAYSWATER WA 6053

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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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