



Harmony

BAYSWATER





SWEET HOMES AWAIT...



**26 Scoresby Road
Bayswater**



Uncover the core of serene suburban existence, marked by avenues shaded by trees, scenic parks that offer a picturesque backdrop, and a tightly-knit community that warmly embraces diversity while nurturing a profound feeling of inclusiveness and belonging.

ARTIST'S IMPRESSION



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Enter the expansive living area, where abundant natural light gracefully touches the thoughtfully chosen furniture, crafting a cozy and welcoming atmosphere that invites you to unwind and enjoy relaxation in comfort.

Haven of Peace



Tranquility and serenity

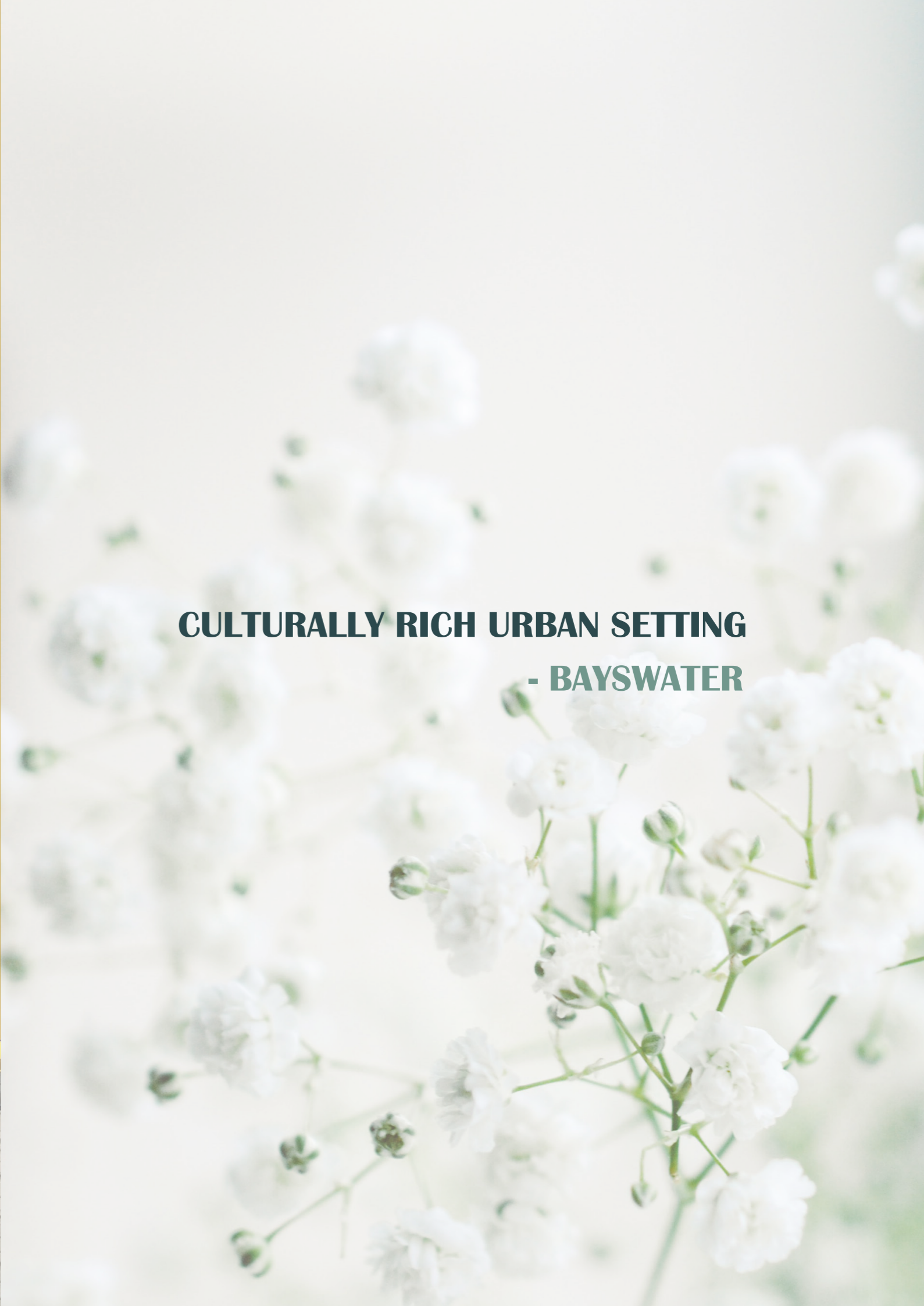
Through meticulous attention to detail, the interior design of this home exemplifies a flawless fusion of contemporary sophistication and practical comfort. It extends a welcoming invitation for you to immerse yourself in a harmonious haven that exudes a true sense of homeliness.



ARTIST'S IMPRESSION



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**CULTURALLY RICH URBAN SETTING
- BAYSWATER**

Education

1. Bayswater Secondary college 1.1km
2. Bayswater Primary School 1.2 km
3. Bayswater south primary school 1.8km
4. Bayswater west primary school 2.1km
5. Bayswater Heights Primary School 2.9km

Parks

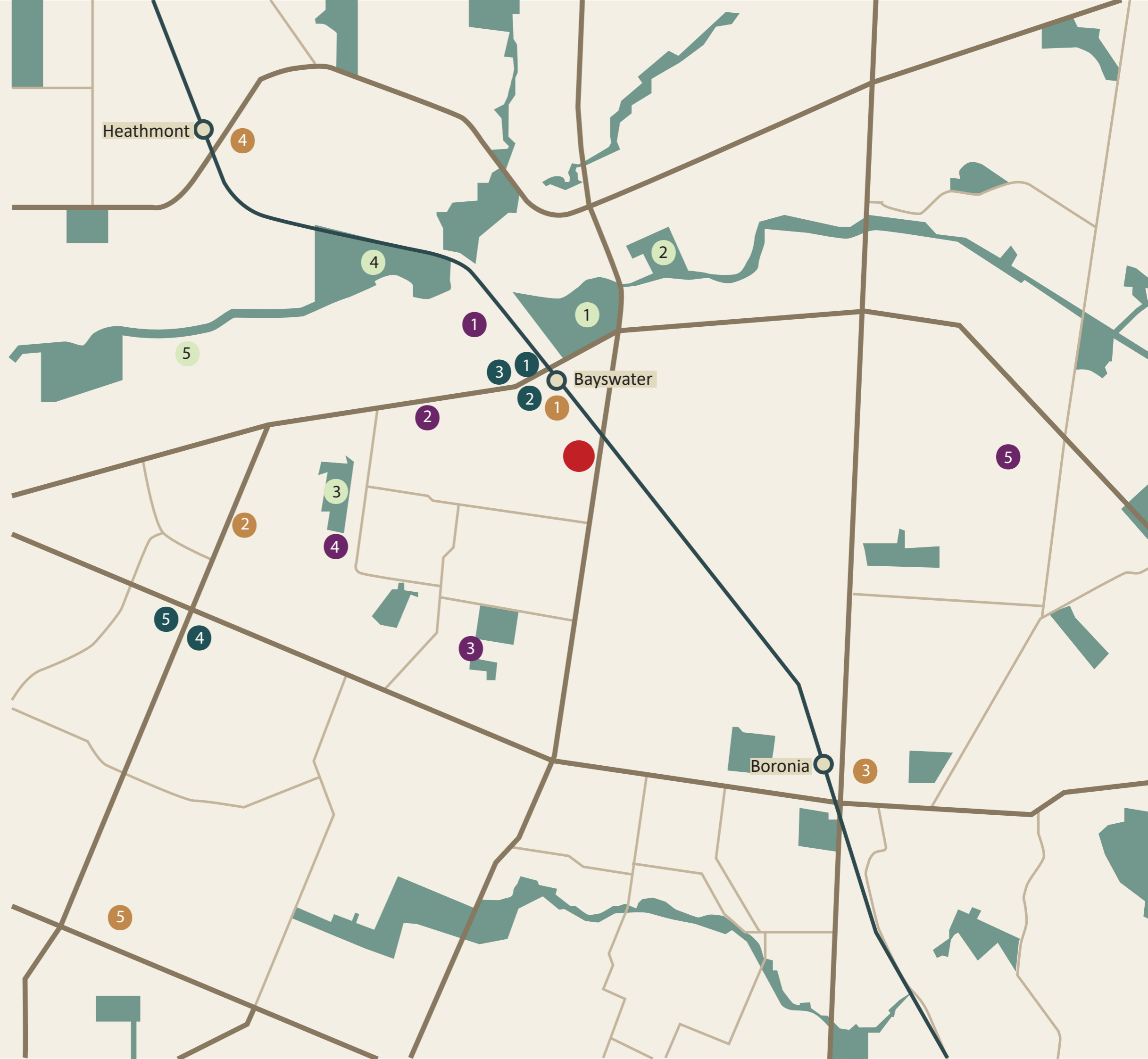
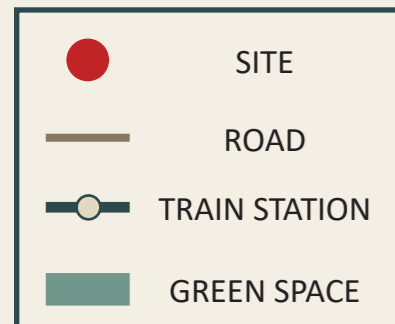
1. Marie Wallace Bayswater Park 800m
2. Glen park 1.5km
3. Guy Turner reserve 1.9km
4. Maroondah Nets 2.1km
5. Mountain Highway Golf Range 3.0km

Restaurants and bars

1. Flame Tree Burger Bar 650m
2. Thien Long Restaurant 700m
3. Thai Tables Thai Restaurant 800m
4. McVluskey's Bistro 3.3km
5. Favourite Kitchen 3.4km

Shopping

1. Mountain High Shopping Centre 650m
2. Stud Bay Shopping Mall 2.7km
3. The boronia Mall 2.7km
4. Heathmont Shopping strip 3.4km
5. Westfield Knox 4.8km



A TRANQUIL
ESCAPE
AMIDST THE
VIBRANT
CITYSCAPE



Bayswater stands out as one of Melbourne's superbly serviced and exceptionally convenient suburban cities. It's located under 34 kilometers from the CBD.

Harmony Bayswater is ideally situated within the catchment area of Bayswater Primary School and Bayswater Secondary College.

It's also a short walk from various lifestyle amenities, such as the Bayswater Train Station, Mountain High Shopping Centre, and Marie Wallace Bayswater Park.



MARKET INSIGHTS

IN BAYSWATER

Bayswater Profile

SIZE

7.9 KM²

The size of Bayswater is approximately 7.9 square kilometres.

PARKS

11

It has 11 parks covering nearly 3.7% of total area.

EARLY POPULATION

11,758

The population of Bayswater in 2016 was 11,758 people.

GROWTH

6.6%

By 2021 the population was 12,589 showing a population growth of 6.6% in the area during that time.

REPAYMENT

1,800+

Households are primarily couples with children and are likely to be repaying \$1800-\$2399 per month on mortgage repayments.

AGE

30-39

The predominant age group in Bulleen is 30-39 years.

OWNERSHIP

63.4%

In 2021, 63.4% of the homes in Bayswater were owner-occupied compared with 65.3% in 2016.

SALE PRICE

\$838k

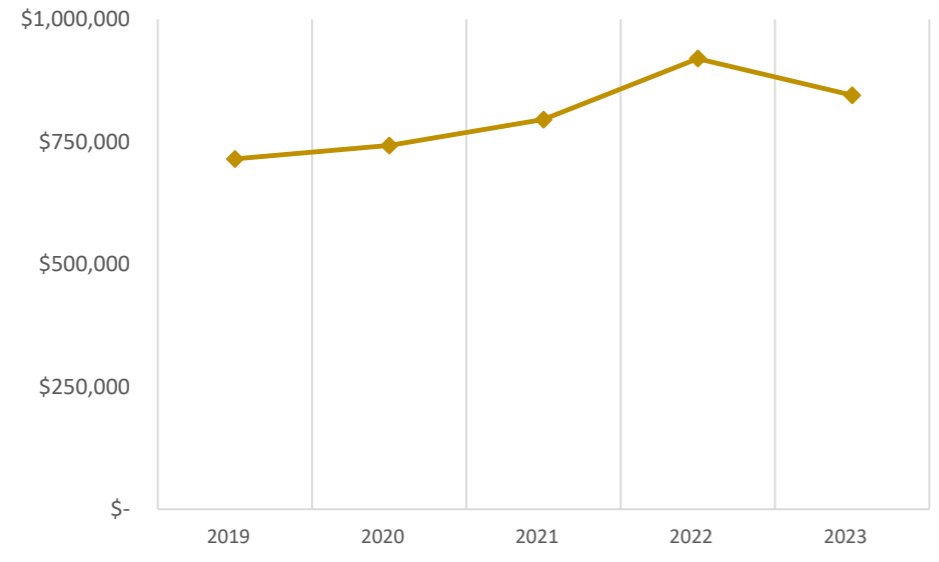
Currently the median sales price of houses in the area is \$838k.

OCCUPATION

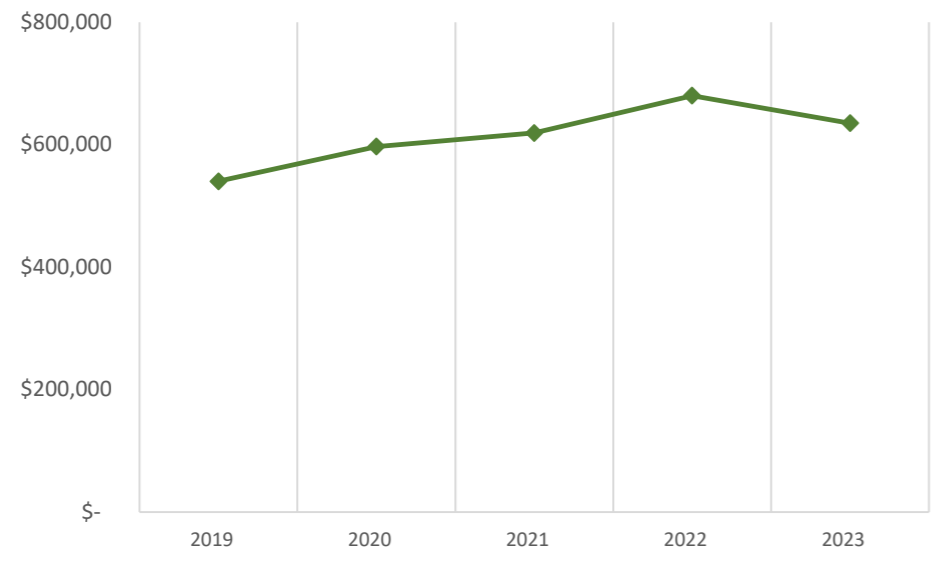
PROFESSIONALS

In general, people in Bayswater work in a professional occupation.

HOUSE MEDIAN PRICE TREND

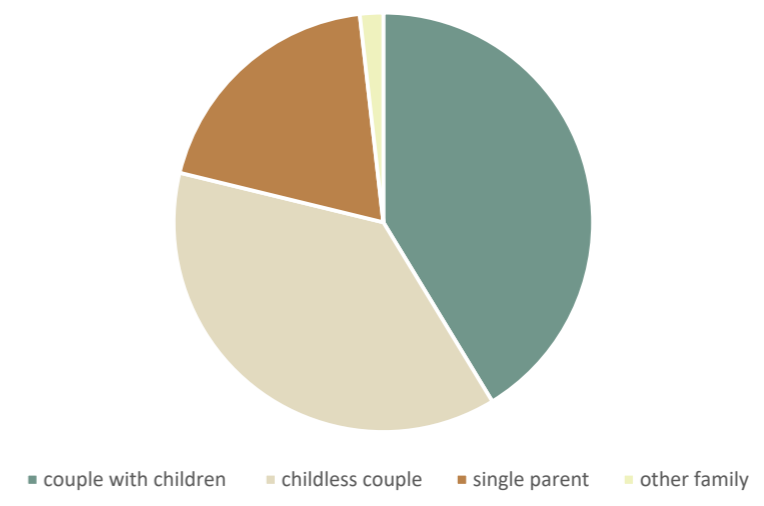


UNIT AND APARTMENT MEDIAN PRICE TREND



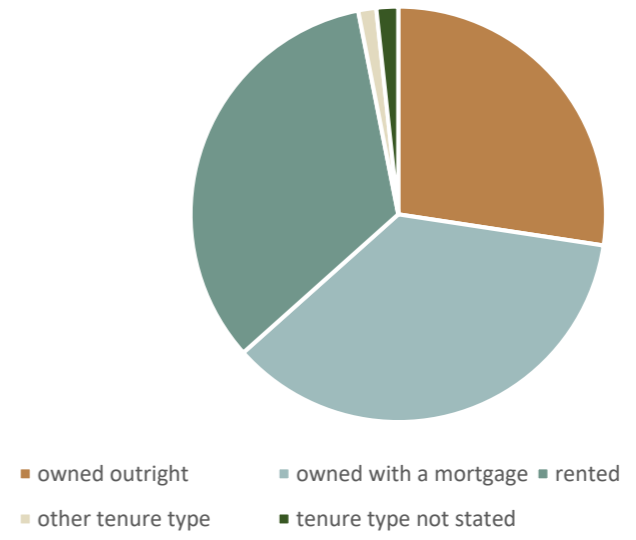
FAMILY COMPOSITION

TYPE	PERCENT
Couple with children	41.3%
Childless couple	37.5%
Single parent	19.4%
Other family	1.8%



TENURE TYPE

TYPE	PERCENT
Owned outright	27.4%
Owned with a mortgage	36.0%
Rented	33.5%
Other tenure type	1.4%
Tenure type not stated	1.7%





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