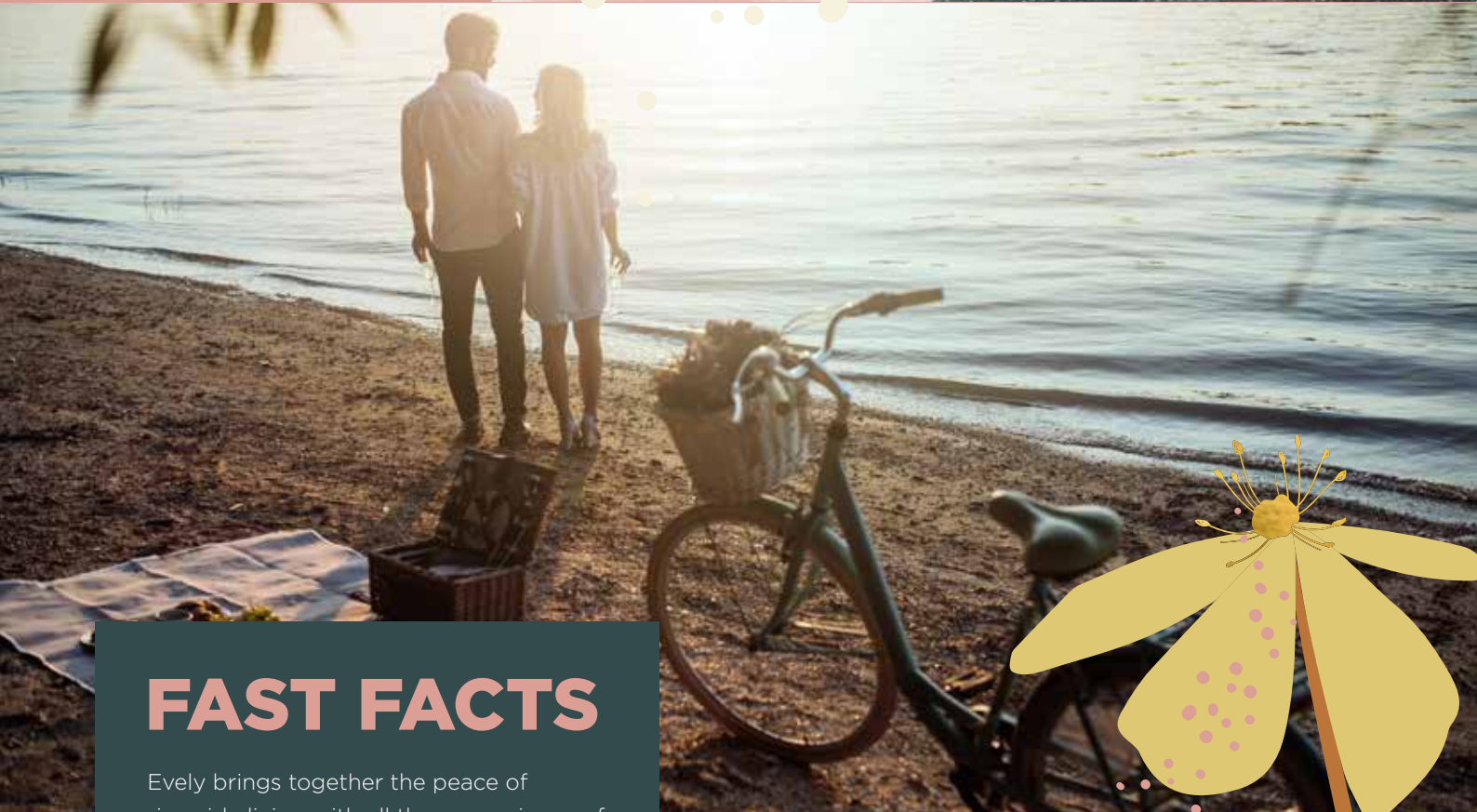


# Evely

BAYSWATER



## FAST FACTS

Evely brings together the peace of riverside living with all the convenience of a modern urban lifestyle. It's time to enjoy the good things in life! There are local cafes galore to choose from for morning coffee and brunch. Then lunch at the Rose in Guildford or the Crown, perhaps? Or what about a day at the races – Ascot Racecourse is less than 10 minutes away! In 20 minutes you can be in the city, or the historic Swan Valley.

**Evely really is the perfect package!**



[evelybayswater.com.au](http://evelybayswater.com.au)



**30+** schools and childcare centres nearby



**15** minutes to Galleria Shopping Centre



**20** minutes to Swan Valley



**13** Lots Available



**16** MINS to Perth CBD

**parcel.**

# Evely

BAYSWATER



## LOCATION

- Located right next to the Swan River
- 4 minutes to Tonkin Highway
- 3 minutes to Guildford Road
- 16 minutes from Perth CBD
- 15 minutes to Galleria Shopping Centre
- 7 minutes to Bayswater Train Station

## PARKS

- The Riverside Gardens are a short drive south of Evely
- Garvey Park is down the road with a great playground and sandpit
- Selby Park is just across the river and is perfect for a walk with your furry friends
- Beautiful views of the Swan River, with plenty of walkways

## EDUCATION

- There are over 30 schools and childcare centres nearby
- 12 minutes to the prestigious Guildford Grammar School
- There is a range of childcare centres, primary and secondary schools
- Private and public schools nearby

## SHOPPING

- 15 minutes to Galleria Shopping Centre
- 10 minutes to Perth DFO
- 16 minutes to Murray St and Hay St malls in the CBD

## TRANSPORT

- Major transport links nearby including Guildford Road, Tonkin Highway, Great Eastern Highway, and Whatley Crescent
- 3 minutes to Ashfield Train Station
- 7 minutes to Bayswater Train Station
- Many convenient bus stops

## LIFESTYLE & FITNESS

- 8 minutes to F45 Bayswater
- At least 10 gyms within a 10 minutes' drive
- 8 minutes to Embleton Golf Course and 14 minutes to Mt Lawley Golf Club
- 19 minutes to Perth's world class Optus Stadium
- For the adventure lovers, iFLY Perth Indoor Skydiving is a mere 10 minute drive away
- Mt Lawley Café strip is just 12 minutes away
- A delightful range of cafes under 10 minutes' drive from Evely

**FREE**  
FRONT  
LANDSCAPING  
& FENCING

SOIL TYPE  
**A Class**

FOOTING TBA

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