37 THE EMBANKMENT, SOUTH GUILDFORD, WA, 6055









SOLD

LUXURIOUS 4 BEDROOM HOME IN SOUTH GUILDFORD! POOL, BALCONY, & MORE!

We are delighted to introduce 37 The Embankment South Guildford, proudly presented by Rob Harwood @realty. This architecturally designed family home is situated in a stunning location, overlooking the serene Helena River Reserve parkland, and conveniently within walking distance to Guildford Grammar.

Exuding a perfect blend of elegance and innovation, this residence showcases the latest advancements in building materials and design, ensuring extreme energy efficiency for the modern lifestyle. The walls have been constructed using Durisol blocks, providing superior soundproofing, promoting healthy interiors with breathability to inhibit mold, and enhancing energy efficiency through insulation on the exterior of thermal mass.

Designed to maximize natural light and capitalize on the scenic views, the residence features Deceuinck double glazed windows and doors. Furthermore, the roof has been double insulated, utilizing Kingspan air cell technology under the roof sheeting and batts on the ceiling.

Offering ample space for family living, the home boasts four generous bedrooms, including a magnificent master suite complete with a study nook and an expansive walk-in robe. The two upstairs bathrooms showcase high-quality fixtures and fittings, while an additional shower is provided in the downstairs powder room for added convenience.

Upon entry, you are greeted by a grand open living space, which includes a family room and dining area with polished concrete floors and soaring ceilings. The massive sliding doors open onto your choice of courtyard—one offering privacy, and the other providing breathtaking views of the pool and river reserve. The designer kitchen is a masterpiece, featuring a breakfast bar, stone benchtops, top-of-the-range induction cooktop, Meile double ovens, and an Asco dishwasher. The kitchen also offers a vast walk-in larder, complete with plumbing provisions for a potential second sink.

Adjacent to the kitchen, a second lounge or theater room awaits, with large doors opening onto an outdoor deck space. Upstairs, the four bedrooms, including the master suite, are complemented by a private lounge room with access to an observation deck that offers stunning views over the pool and river reserve—perfect for indulging in afternoon cocktails.

4 BED | 3 BATH | 2 CAR

PRICE:
$1,375,000

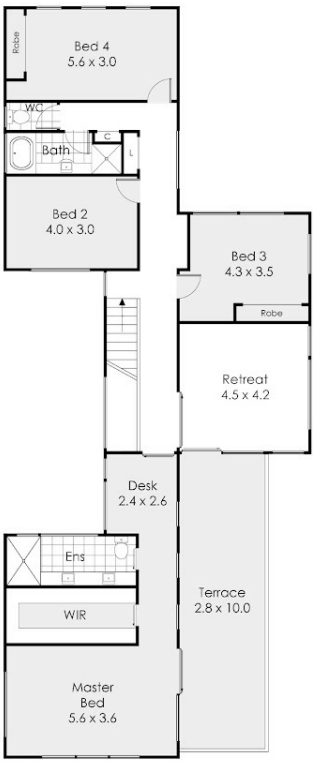
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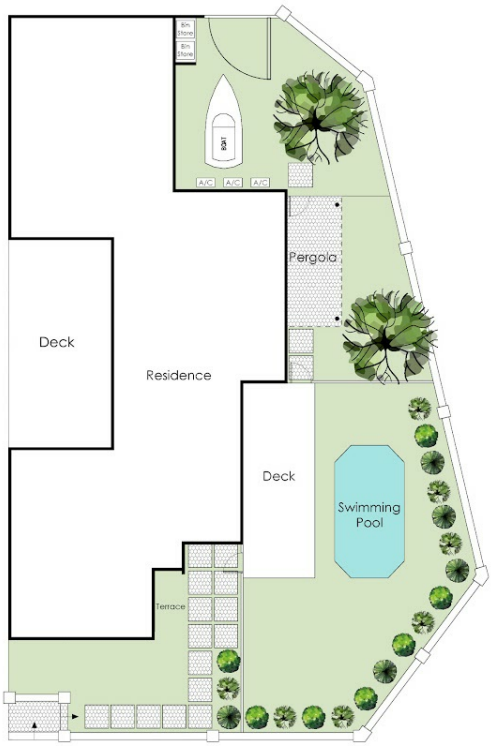
Rob Harwood
0411649625
robharwood@atrealty.com.au
www.robharwoodatrealty.com.au



GROUND FLOOR



FIRST FLOOR



SITE PLAN (NOT TO SCALE)

37 The Embankment, South Guildford

515m²
4 Bed
3 Bath
2 Car

This floor plan is not to scale.
Dimensions are approximate and therefore should only be used for illustrative purposes.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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