35 THE EMBANKMENT, SOUTH GUILDFORD, WA, 6055









SOLD

STUNNING HOME IN STUNNING LOCATION

Rob Harwood @realty proudly presents this exceptional riverside residence, perfectly positioned overlooking the tranquil Helena River Reserve. Offering an unrivaled combination of space, style, and sophistication, this stunning home is just a short walk from Guildford Grammar School and the train station—delivering the ultimate blend of convenience and natural beauty.

Key Features:
Spacious & Elegant Design
Expansive 395 sqm of building area featuring 4 bedrooms and 2.5 bathrooms.
Opulent master suite with a walk-in robe and luxurious ensuite.

Grand Entrance & Open Living Spaces
A striking foyer welcomes you into this impressive home.
Multiple living areas, including a formal lounge with double-door entry and river reserve views.
Open-plan dining and lounge area, perfect for entertaining.
Gourmet Chef's Kitchen
Premium stone benchtops and high-end stainless steel appliances.
Servery window seamlessly connects to the alfresco entertaining area.
Versatile Layout
Downstairs study or 4th bedroom for added flexibility.
Upstairs, enjoy a third living area, two large bedrooms, and a loft-style storage room.
Double sliding doors lead to a spacious balcony with breathtaking river views.
Outdoor Entertaining
Expansive alfresco area featuring an outdoor kitchen and elegant coffered ceilings.
Ample Parking & Storage
Oversized 61 sqm garage & workshop, perfect for tools, toys, and extra storage.
Luxury Finishes & Modern Comforts
Beautiful spotted gum timber flooring and soaring high ceilings with ornate cornices.
Double-glazed windows and sliding doors for energy efficiency and noise reduction.
Ducted reverse-cycle air conditioning for year-round comfort.
4.5kW solar system to help cut down on power bills.
Prime Location
Set on a 451 sqm block, combining luxury, convenience, and natural beauty in one spectacular package.
Your Dream Riverside Home Awaits

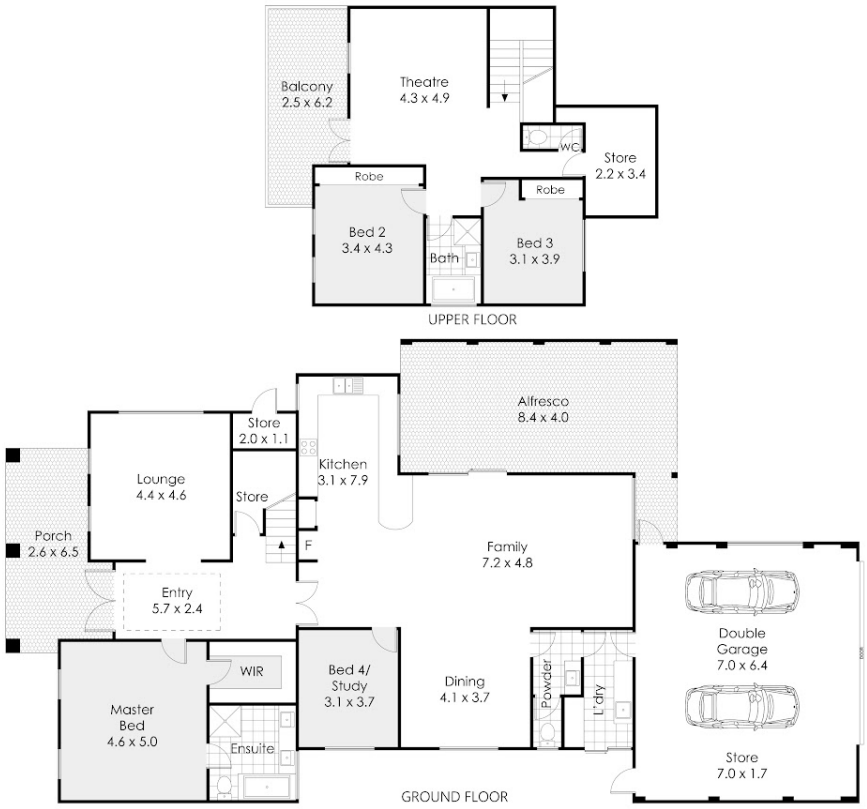
4 BED | 2 BATH | 2 CAR

PRICE:
$1,270,000

OPEN FOR INSPECTION:
N/A



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35 The Embankment, South Guildford

392 m²
4 Bed
2 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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