

# FOR SALE

## 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:

Offers from \$1,249,000

### OPEN FOR INSPECTION:

N/A

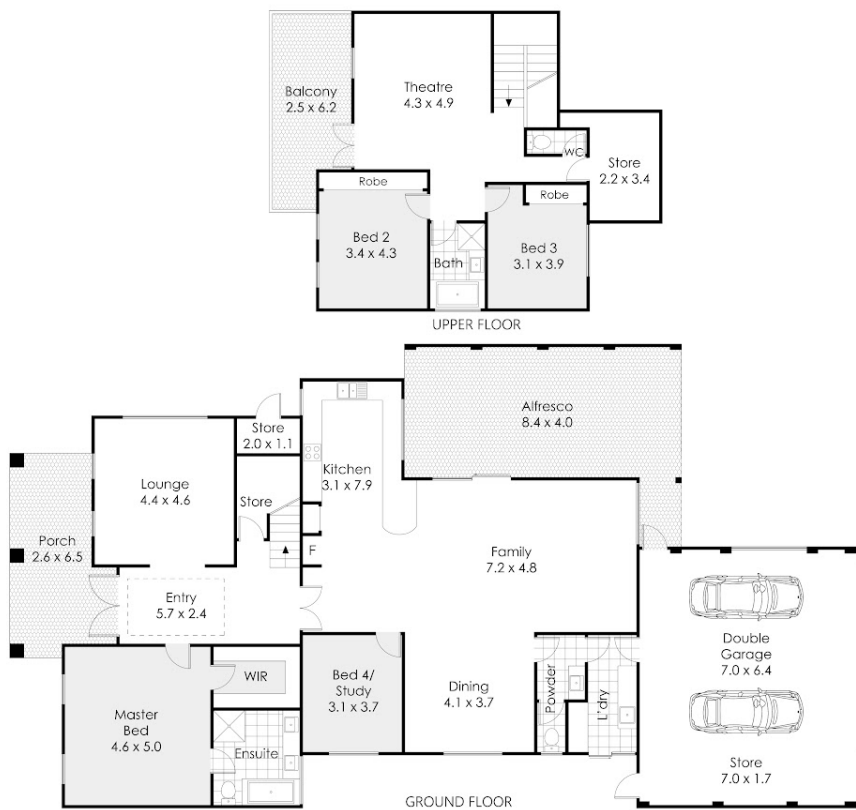


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## 35 The Embankment, South Guildford

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

	392 m <sup>2</sup>
	4 Bed
	2 Bath
	2 Car

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.