



SOLD

UNDER OFFER! HIDDEN GEM!

Nestled in a cul-de-sac and tucked away at the end of a private, paved driveway behind decorative electric entrance gates, this modern 2014 residence boasts an immaculate presentation that is bound to impress.

With abundant natural light and tasteful decor, this well-maintained brick and iron family home sits on a 475sqm block with easy-care, reticulated gardens and a generous undercover alfresco area.

Featuring ducted reverse-cycle A/C, open-plan living, gas HWS, chef's kitchen with stainless steel appliances, theatre room/5th bedroom, ample storage, and, as an added bonus, a 75-inch Samsung "The Frame" TV and wall-hung entertainment unit are included with the sale.

For the tradesperson, the remote double car garage includes a Bosco Storage Solution workbench, cupboards, and shelving system, a separate storage shed, and additional off-street parking with room for a trailer.

This property not only offers the perfect combination of family comfort and low-maintenance living, but it is also an ideal lock-and-leave or rental investment.

Conveniently located close to all amenities, including Guildford Grammar School, restaurants, cafe & antique strip, the historic Rose & Crown and Guildford Hotels, Hawaiian Shopping Centre, medical and dental centres, a library, beautiful parks, sporting facilities, and the picturesque Helena River. It is also near major arterial roads, Perth Airport, excellent transportation links, and the gateway to the stunning Swan Valley.

This spacious and well-appointed home features:

- * Built 2014
- * 475sqm block
- * 4 brm x 2 bth
- * Theatre room / study or 5th bedroom (currently used as a baby's room)
- * Main bedroom with double sided WIR & sizable ensuite with separate W/C
- * 3 good sized bedrooms all with BIRS
- * Ducted reverse cycle A/C
- * Gas HWS
- * Open plan living
- * Easy clean tile to living areas
- * Carpet to all bedrooms
- * Chef's kitchen with plenty of storage
- * Ample bench space with room for bar stools
- * Stylish pendant lights

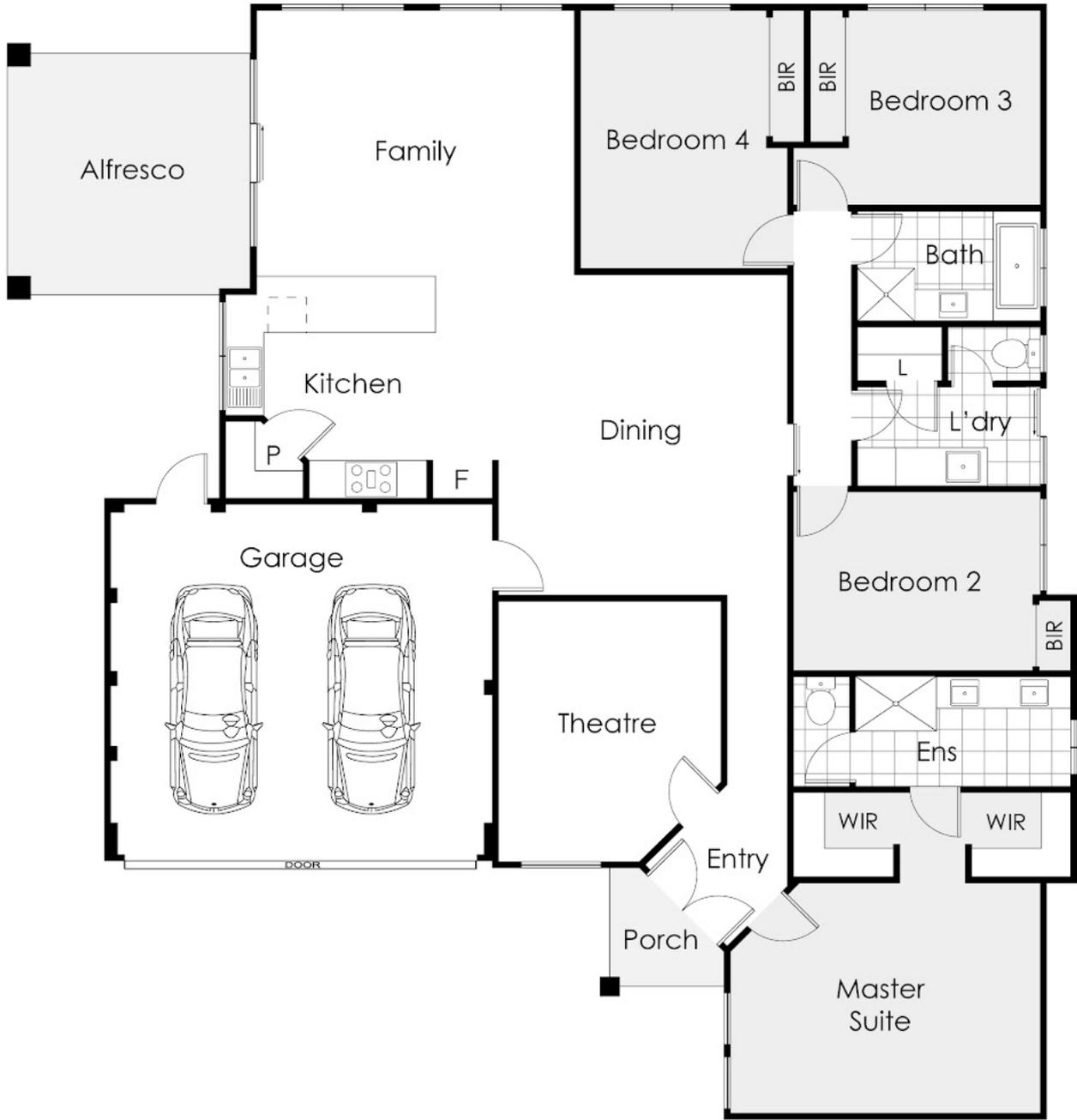
4 BED | 2 BATH | 2 CAR

PRICE:
\$808,000

OPEN FOR INSPECTION:
N/A



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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.