

10 Beenan Elbow, South Guildford, WA 6055



House For Sale

Friday, 5 April 2024

10 Beenan Elbow, South Guildford, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 454 m2

Type: House



Jo Sheil

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Contact Agent

Located in a quiet neighbourhood filled with parks and within walking distance of the amenities offered by the modern Waterhall estate and historic Guildford township, this carefully thought out 4 x 2 home is a breath of fresh air. With outdoor entertaining, slickly renovated modern furnishings and a bright spacious ambience, 10 Beenan Elbow is a contemporary sanctuary that will serve all members of the family. 4 bedrooms, 2 bathrooms. 1994-built Brick & Iron Open plan living/ dining Modern stylish Kitchen Freshly renovated bathrooms Ducted evap air-conditioning Gabled alfresco patio 454sqm level corner block Double enclosed carport Low maintenance gardens A grassy front yard and classic façade greets you as you arrive. Entering the home, we are met by a bright entrance, with both the master suite and the second bedroom lying adjacent, giving a hint of the quiet opulence of this recently renovated family home. The master bedroom is a study in luxury, with a vast window looking out onto the street, screened by a burst of green foliage. In the corner is a walk-in wardrobe, the three racks and additional shelving assuring there will be enough closet space for a couple. The freshly renovated ensuite bathroom has sleek feature tiling, a rain shower, a WC and a spacious vanity. The second bedroom also overlooks the front yard, with bright natural light streaming in. The room is carpeted and well appointed. Through the hallway we reach the main hub of the home, a vast open plan kitchen/living/dining room. The earthy tones achieved by timber look flooring and neutral décor are set aglow by soft sunlight that diffuses through the wide bank of windows bordering the room. Sliding doors lead outside to the alfresco entertainment area. The sleek monochromatic styled kitchen is detailed with stainless steel appliances, a waterfall island bench and topaz-flecked tile splash back. As well as being incredibly functional with its excess of cabinetry, bench space, inbuilt pantry and shoppers entry - this kitchen is also a pleasure to look at. Stepping through a sophisticated French door, the junior wing of the home is unlocked. Two more spacious bedrooms are located both carpeted, one featuring an inbuilt wardrobe. These are serviced by the shared family bathroom, a natural haven of earthy tones. Appointed with a rain shower and bathtub combination, this bathroom is decorated with textured tile with a cut out shelf, and spacious cabinetry topped with a slab of natural timber and a modern pill style basin. The walk through laundry room has plenty of storage and bench space which leads to the outside, where a pull out washing line is stored. An alfresco entertainment area, which can be reached through the sliding doors in the living room, is a comfortable area to relax in the shade of the high gabled roof. Limestone blocks create a raised garden bed to house low maintenance plants and greenery, with wooden vertical panels serving as anchors for climbing plants to create a wall of foliage. A length of lush grass stretches along the side of the home, with a tidy garden shed at the end ready to house all outdoor tools and bikes. The other end of the backyard offers a limestone walled sandpit, perfect for a safe kids play area or convert into another garden bed or veggie patch. The double remote-control lock-up garage is reached through a gate, with projector screen ready to pull down for summer movie nights and a shoppers' entrance to the kitchen for easy access. Set in a family friendly neighbourhood, the property has access to the various parks and amenities of the area. An easy 10 minute walk takes you to the local supermarket, medical centre, pharmacy and plenty of cafes. The historic Guildford village is only a few minutes drive away, with its famous hotel and cafe strip as well as the prestigious Guildford Grammar school and primary school. To arrange an inspection of this property, call Jo Sheil - 0422 491 016.