

10 Warnt Court, South Guildford, WA 6055

House For Sale

Wednesday, 10 April 2024

10 Warnt Court, South Guildford, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 740 m2

Type: House



Heidi McAtee McAtee

High \$800,000's

Welcome to 10 Warnt Court, South Guildford - a superbly elegant family residence offering a fantastic blend of space, style and functionality for the whole family. Boasting a spacious 740 sqm block size, this exquisite home features three well-proportioned bedrooms, two bathrooms and plenty of parking solutions for multiple vehicles with the carport adjoining the patio/entertaining and a super-long driveway entry that offers a suitably grassed area for the family boat or caravan! You'll also enjoy the sparkling aqua below-ground pool and large family outdoor alfresco entertaining. With immaculate presentation throughout, this home also boasts a large front sunken lounge/sitting room with exquisite leadlight doors (second living) plus a spacious open plan kitchen/living/dining together with a contemporary kitchen with island bench all perfectly oriented with views to the pool. Conveniently located within easy walking to bus transport on Waterhall Road, or just a short drive to the local Waterhall IGA Shopping Centre, Helena and Swan Rivers, local parks, schools, Guildford's vibrant café strip, Guildford train station and Shopping District. Around 10 minutes driving take you to our magnificent Swan Valley Winery Region or both domestic and international airports and generally 20 minutes' drive to Perth's Central Business District. Booming infrastructure in neighbouring suburbs include the professional medical hub in the Midland Railway Workshops including St John of God Public & Private Hospital, and its adjacent newly opened Curtin University Campus - all significant drawcards for families and investors to this area!

INTERNAL FEATURES:* Elegant Leadlight entry* Three bedrooms with soft carpet underfoot (main bedroom includes retreat section, ensuite with floor to ceiling tiling, double vanity and large walk-in shower and a walk-in-robe.* Second contemporary bathroom with bath, vanity and shower* Second separate WC* Front "sunken" lounge/sitting room (Second Living Area) featuring leadlight French doors)* Open plan living includes a modern kitchen, dining and living with island bench and two sets of French doors proving access to the pool and outdoor entertaining.* Well-appointed kitchen with electric oven and grill, large 5-burner gas cooktop, large fridge recess, stainless steel rangehood, sink and dishwasher, microwave recess and island bench (with under-bench power)* Second bathroom includes bath, shower and vanity* Laundry area with sliding access to rear* Linen storage off hallway* Evaporative ducted air-conditioning* Gas bayonet in open plan living* HWS: solar storage system on roof

EXTERNAL FEATURES:* Brick and tile construction featuring feature double-burnt brick and gorgeous ornamental roofing gargoyles.* Double undercover garaging and plenty of additional undercover and driveway space for multiple parking solutions * Garden Shed (6 x 3.8m approx), small bike shed & small garden shed* Substantial outdoor entertaining patio* Landscaped established gardens include: Magnolia, Grapefruit, Lemon, Tangelo and Mango trees* Sparkling below-ground pool w/sand filter (dimensions below) and outdoor shower!(Please note: solar panels on roof not in use and "as is")

SPECIFICATIONS:Year Built: Dwelling & Carport (1998), Patio & Shed (2004), Pool (2010)Land Size: 740 SQMTotal Areas: 304 sqm (House & Verandah UMR: 153 sqm, Garaging 34 sqm & Adjoining Patio 95 sqm, Workshop 22 sqm)Below Ground Pool: Jupiter Pool by Guardian Industries - 8.5m L x 3.3m W (Depth to 1.9m) ApproxZoning: TPS 17 Zoning Residential Density R12.5 (this property is not subdivisible)LAND & WATER RATES:Land Rates (City of Swan) 2023/24: \$2,470 P/A (approx)Water Rates 2022/23: \$1,215 P/A (approx)TITLE DETAILS: Lot 491 on Plan 20960, Volume 2067 / Folio 955

Don't miss this fantastic opportunity to secure your dream family home with plenty of space and potential in a prime location. Contact Heidi today on 0406 321 770 for more information or to arrange an inspection.

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