

**103 River View Avenue, South Guildford, WA 6055**

**PARAGON**

**House For Sale**

Saturday, 18 November 2023

103 River View Avenue, South Guildford, WA 6055

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 769 m2**

**Type: House**



Julie Taylor

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**\$799,000**

HOME OPEN on Sunday, 19th November at 10:30 AM - 11 AM Always dreamed of that white picket fence? Look no further! Beautifully renovated 1950's South Guildford home and located just metres from the magnificent Swan River. Such pretty kerb appeal with all the characteristics of a 1950's home, picket fence, arbour, delightful front porch, and a beautiful flowering Jacaranda tree. This home is situated on a 769sqm block, Zoned R20 with an 18sqm frontage. Pulling into your drive to a large carport with double gates at rear allowing access to backyard and double door shed. Gorgeous decked front porch overlooks the low maintenance and reticulated front lawn and gardens. Opening up into your entry hall through a pretty leadlight door featuring high ceilings and half panelled walls. For the security conscious, the home features, lockable screen door, roller shutters to front windows and alarm system. A very spacious lounge room to the front of the home features new flooring, ceiling fan, air conditioning and half panelled walls. The main bedroom, situated to the left of entry hall provides beautiful, filtered morning light, air conditioning, ceiling fan and large built-in robe. The second bedroom also provides the same great features as Bedroom 1. Bedroom 3 is perfect for a child's bedroom or great sized study with ceiling fan and robe recess. Capturing that lovely afternoon sun is a beaut-sized renovated kitchen with ample bench space, electric oven, built in pantry, solid wood benchtops and dual sink overlooking that pretty back yard. Walk through to your dining room with double doors leading out to the back patio area. Good sized main bathroom with separate shower, toilet, and ample bench space. A further separate toilet located next to laundry. Excellent sized laundry room to the rear of the home with expansive bench space. The rear yard provides you with everything you would expect from a character home. Wonderful, decked patio area with climbing grape vine, overlooking ample lawned area, rose gardens, and a magnificent shady tree to sit back and relax on those warm summer days. Large shed with dual roller doors and side apron caps off what is such a pretty home. Pretty as a picture and just a street back from the picturesque Swan River. A great street, with such wonderful community spirit and some absolutely great neighbours....and I know...I live in the street! In proximity to Guildford Primary School and Governor Stirling High and a short drive to prestigious Guildford Grammar. Only 20 minutes to the Perth CBD and a few minutes to the abundance of pubs, restaurants, antique shops, and cafes situated along James St in Guildford. TITLE PARTICULARS Lot 45 on Plan 5847 Vol 1150 Folio 173 OUTGOINGS Water rates: \$1,003.28 PA Council rates: \$2,005.50 PA