

11B Stephens Crescent, Guilderton, WA 6041

House For Sale

Thursday, 25 January 2024



11B Stephens Crescent, Guilderton, WA 6041

Bedrooms: 7

Bathrooms: 3

Parkings: 1

Area: 588 m2

Type: House



Peter J Turner
0895612728

FROM \$829,000

What a unique and different property it's partially hidden, private, secure, and peacefully tucked away on a rear strata lot on a manageable and easy care 588sqm land holding. With amazing Moore River views from the THREE level Limestone block, feature brick and timber framed home with 240sqm of internal living. The flexibility of this home with up to seven bedrooms, three bathrooms, two kitchens, two separate family areas; must be inspected to be fully appreciated. Three separate entrances including a single secure garage and workshop on the ground level, which allows access to the lower-level accommodation. The entire ground floor with its separate entry, three bedrooms, living, kitchen and bathroom inc W/C is stand alone. It could be rented out separately short or long term or can be used for extended family use, granny flat or teenage accommodation. The mid-level of the home has dual entry via steps or wheelchair ramp access a modern and well-equipped kitchen with modern appliances. There is another small bathroom and combined laundry off the kitchen. The informal meals area with picture windows provides amazing views of the river. The extra-large master bedroom suite to the left has its own ensuite and a corner spa takes full advantage of the water views as well. A formal sitting area is to the right-hand side with flat screen TV built in furniture, neutral carpets and accessway to the outside timber balcony ideal for evening barbeque and drinks with family or friends. A centrally positioned timber staircase gives safe passage to the upper level where there are three independent double bedrooms all with robes and serviced by a central bathroom with shower and vanity. This is an ideal level for several children with lots of open windows letting in the cooling summer afternoon breezes. Bottled gas and Electric HWS. What a lifestyle! River & Ocean Fishing. 9 Hole Golf Course, Canoe hire, swimming, Surfing, Lawn Bowls, bush walking, Active Men's Shed, Guilderton Country Club with Restaurant and Bar, Boat ramp, Community store and café next to the beach. Full Caravan Park with facilities all just over one Hours drive north of Perth. No Strata fees, or common area with this Strata Lot. The sellers have indicated that most if not all the furniture and bedding can be sold separately. Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.