

12 Brockman Street, Guilderton, WA 6041



House For Sale

Friday, 3 November 2023

12 Brockman Street, Guilderton, WA 6041

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1010 m2

Type: House



Peter J Turner

0412912612

FROM \$849,000

Yes!! Don't lift a finger it is all completely done, even the wood burning stove just needs a match!! You will love this Western Australian "Cedar Homes" property, they specialise in Energy -Efficient Coastal homes in some of the States best locations. This home was specifically designed for the present owners using top end quality materials, finishes and fittings, it was completed just 6 years ago. The residence was strategically and purposely positioned for its great wind protection and quiet location, taking full advantage of the elevated massive 1012sqm (1/4 acre) block with some mature trees that overlooks part of the natural bush reserve where the Guilderton Golf Course and Country Club are located, and is only a few minutes' walk to the local store and the Moore River Estuary with its abundance of activities and facilities. The extensive home has a full-length front to rear paved driveway offering under cover parking for up to four 4WD vehicles. The entry is via a covered rear protected 46 m² paved and covered and sheltered rear patio ideal for that morning coffee, provides easy access to the extended family or TV room (or fourth bedroom if required). This takes you to the heart of the home. The high 4 metre vaulted ceilings extend your view to the four fixed highlight windows that stretch across most of the huge front timber balcony (61 sqm) ideal for alfresco entertaining throughout most of the year. The external stairs provide easy access to the well maintained and reticulated lawns and front gardens. The central hub of the home consists of a massive living and meals area that is all tiled with porcelain neutral tiles and has two sets of double sliding doors on to the full-length balcony. The wall mounted Daiken split reverse cycle air-conditioned system is in the living and meals area, where a recessed niche with bulkhead, is designed to take the largest flat screen smart TV available. The corner wood burning heater provides a cosy environment for those winter evenings. A functional gourmet kitchen is well equipped with an island benchtop and sit-up breakfast bar. An extra-large Westinghouse gas hob, and electric oven, fridge recess and separate pantry form part of this stunning focal point. The large master bedroom has its own ensuite and double BIR, and again looks out over the front balcony. The remaining two queen sized bedrooms both have double BIR robes and ceiling fans and are serviced by a centrally located bathroom with a separate shower and W/C. The extra-large laundry has direct access to the covered rear patio area which also supports an outside shower, rainwater tank and lockable store area under the main roof. An additional bonus is an extensive underdeck front 30m² storage area for extensive gardening equipment and machinery. The property has many established pathways and several limestone retaining walls, dog proof fencing and gateway, it a pleasure to look after. Finally, security screens are fitted throughout the home and the NBN internet fibre is connected to the node. The current owners are offering the stunning home with the option of all fixtures and fittings furniture and appliances excluding some personal items. Inspection highly recommended and motivated owners will consider all realistic written offers. *** PLEASE CALL PETER 0412 912 612 FOR PRIVATE INSPECTIONS!

***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.