

14 Janeville Place, South Guildford, WA 6055

Sold House

Friday, 8 September 2023

14 Janeville Place, South Guildford, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 688 m²

Type: House



Heidi McAtee McAtee

\$817,000

Heid McAtee is proud to present for the first time ever to market this solid brick and iron home at 14 Janeville Place - constructed in the late 1990's and consisting of four bedrooms, two bathrooms with separate Study (two workstations/work-from-home spaces), large open plan living, plus a second separate living/formal lounge. Boasting colonial exterior architecture in traditional Australian Federation colours and materials the front elevation showcases the classics from the era, with bullnose veranda, rustic timber posts, turned finials, Federation entry doors and white picket fences, featuring and including an updated double garage with auto sectional door, leading to both shoppers entrance (to the kitchen) and side verandah. The front exterior is fittingly highlighted with limestone retaining and stairs and a curved brick path leading into the front cottage garden. The traditional theme carries into the house with high ceilings, ceiling roses, picture rails, decorative lighting and skirting boards featuring. The tiled and arched Hallway accesses the Master Suite, Lounge/2nd living (both polished floorboards), Study/double WFH with fast fibre to the node NBN. Timber floors continue into the combined open plan living, dining (verandah access), flowing into the country Kitchen. The rear interior of the home exudes practicality with 3 bedrooms (2 double) all with BIR's, family bathroom with bath, separate WC, Laundry (with external door) and spacious walk-in linen cupboard (with shelving). Wide 24 metre frontage provides potential for additional garaging solutions. Additional features include the twin side lawns, established automatic reticulated gardens including fruit bearing citrus, surrounding the sensational below-ground swimming pool and covered outdoor pergola. Separate clothesline and lawn with two useful sheds (one with double doors), complete the utility features. Situated in sought after Olive Grove Estate on the north side of South Guildford, it is easy walking distance to transport (East Guildford train station), the Woodbridge Tavern, and local schools, Guildford Grammar School, Governor Stirling Senior High School and both local primary schools, in addition to amenities of nearby Guildford, Midland and only 13kms from Perth City.

FEATURES:

- 4 Bedroom, 2 Bathroom, 2 Garage with Large separate Study (suits (2) workstations/WFH)
- Second Living/Sitting Room (with gas bayonet)
- Feature front door with sidelights
- Wide entry Hallway with marble tile floor (stonemason installed) and picture rails
- Large open plan living with high 36 course brickwork and French doors to the expansive outdoor entertaining/pool
- Kitchen features country-style kitchen/meals with dishwasher, large pantry and shoppers' entry to Garage
- Polished solid timber flooring to open plan living, family and dining, master suite and front lounge/second living areas
- Master Suite features separate walk-in-robe, stylish ensuite with large bath spa with massaging jets, double vanity and above bench mirrored storage cabinets and a substantially large shower
- Bathroom 2 features another bath, vanity and shower
- Large Laundry with above and below bench storage
- Fujitsu Ducted Reverse Cycle Air-Conditioning
- Large walk-in linen storage with built-in shelving and racks
- Insulated (Batts)
- Tri-lock security doors on front and rear external doors

OUTDOORS

- Poolside gabled Pergola (2009) - 9.0m x 3.0m
- "The Weekender" below-ground heated swimming pool (2009) from WA Fibreglass Pools 7.0m x 3.45m - salt-water chlorinator, heated with Aquatight heat pump, includes concealed pool cover, spa jets in seat area and LED coloured light
- Extensive paving around the house perimeter
- Feature limestone retaining walls
- Gas Hot Water Storage (Vulcan Freeloader 135L Storage system - near new)
- Gas bayonet for BBQ
- 2-Door Shed - 1.5m x 4.6m colorbond with poured concrete floor and skylight
- Second smaller shed - 1.6m x 1.4m - colorbond corro surfmist near pergola with poured concrete flooring
- Water Storage Tank
- Fully-Fenced Backyard
- Citrus trees - Orange, Lemon & Lime (annual fruiting citrus)
- Substantial frontage (circa 24m)
- NBN connected - fibre to the distribution point

SPECIFICATIONS:

- Year Built: 1997 (one owner)
- Land Size: 668 sqm
- Build Area: 297 sqm (Residence: 195 sqm, Garage 32 sqm, Patio 22 sqm, Verandah 38 sqm, Store 3 sqm, Shed 7 sqm)
- City of Swan Land Rates 23/24 (Approx): \$2,629 P/A
- Water Corporation Water Rates 22/23 (Approx): \$1290 P/A (deep sewerage connected)
- Title Details: Lot 47 on Diagram 88034, Volume 2031/Folio 264
- Zoning: LPS 17 Residential R20

Whatever your lifestyle, this property makes your dreams a reality with the convenience and charm of Guildford's town centre, Waterhall Shopping Centre and an easy commute to the airport, Midland and the Perth CBD. For a friendly chat and honest assistance with any of your real estate needs call Heidi - HM Estates - 0406 321 770. Do you want your lifestyle property sold? For professional photography, local knowledge, a proven sales history and quality service call Heidi.

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