

15 Beverley Terrace, South Guildford, WA 6055

Sold House

Thursday, 5 October 2023

15 Beverley Terrace, South Guildford, WA 6055

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 440 m²

Type: House



Heidi McAtee McAtee

\$680,000

Every inch of this three-bedroom, one-bathroom character home evokes an air of sophistication and style, together with its highly sought-after Beverley Terrace riverside address in the South Guildford community, just minutes from Historic Guildford's town centre and 15 minutes driving to Perth's CBD! This 440 sqm land size is very easy to care for and located in a secluded residents cul-de-sac which leads to the River. Behind its elegant white picket fence, this residence has been immaculately and lovingly detailed throughout and features high ceilings, timber jarrah floorboards, brick fireplace with customised book-shelving, a stunning kitchen/dining with two adjoining living zones and finished with stunning wall-to-wall glass sliding doors offering a seamless and picturesque transition to the rear outdoor alfresco and garden - a simply tranquil setting to relax with family and friends. TO VIEW BY APPOINTMENT or for a general chat for any of your real estate needs, please contact Heidi on 0406 321 770. FEATURING - Exclusive River precinct (Beverley Terrace runs adjacent to the Swan River) - Formal central entry hall with jarrah boards and high ceilings - Elegant and spacious lounge featuring a traditional brick fireplace, reverse-cycle wall-mounted air-conditioning and ceiling fan - Stunning kitchen with Belfast style sink and striking tapware, stainless steel free-standing electric oven with gas cooktop, stone benchtops, pressed tin splashbacks, stainless steel Bosch dishwasher and customised cabinetry - Second living off the kitchen/dining boasts wall-to-wall glass sliding stacker doors opening to the rear outdoor alfresco entertaining and garden area - Main Bedroom features blinds and soft sheers together with reverse-cycle wall-mounted air-conditioning, ceiling fan/light and a large customised built-in robe - Bedroom 2 features blinds and soft sheers, a ceiling fan-light and large customised built-in robe - Bedroom 3 features polished timber boards and a large wall-to-wall built-in robe - White accent bathroom includes heated towel rail, shower over bath and above & below bench storage - Elegant Laundry offering above and below bench storage, storage cabinet and access to separate WC - Additional separate linen storage - Rear entertaining deck with electric outdoor heater - Instantaneous Gas Hot Water System - Landscaped reticulated lawns and gardens (back and front) with deciduous crimson spire flowering cherry trees - Solar Panels (6.6kw system with Solis 5kw inverter - 20 panels) - Underground Power - Undercover Carport Parking plus plenty of additional driveway parking space - 3 garden sheds

SPECIFICATIONS: Year Built: Circa 1963 Land Size: 440 sqm Total Floor Areas: 163 sqm (House 97, Porch: 4, Alfresco: 20, Carport: 20, Deck: 10, Shed: 13) Lot 271 on Plan 52534, Vol/Fol: 2689/782 Shire Rates (2022-23): \$1850 per annum Water Rates (2021-22): \$960 per annum Gas: Connected (Hot Water & Oven Cooktop) Deep Sewerage: Connected

This beautiful home is perfectly positioned in a low traffic cul-de-sac which leads to the Swan River and Guildford/Guildford South are traditionally on the doorstep to the gateway of our magnificent Swan Valley Winery Region. This prime location also offers an immeasurable convenience factor to the arterial roads, prestigious private schools, train stations and airport (for FIFO) which take the rush out of the morning madness and allows you to enjoy a lifestyle that adapts to the changes and meets the demands of life across the years. This home allows flexibility and freedom to grow happy families and remain in the heart for generations. Create a priceless past, enjoy a beautiful present and find your future here! For additional information on this or any of your property needs please call Heidi McAtee on 0406 321 770.

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