

# 15 Stephens Crescent, Guilderton, WA 6041



## Sold House

Wednesday, 3 January 2024

15 Stephens Crescent, Guilderton, WA 6041

Bedrooms: 2

Bathrooms: 1

Area: 956 m2

Type: House



Peter J Turner  
0895612728

**\$535,000**

You know what they say LOCATION! LOCATION! LOCATION! See the potential from this huge elevated 956sqm block, a permanent encapsulating aspect down the MOORE RIVER where the estuary breaks through to the Indian Ocean. This quieter precinct of Guilderton with its wind protected location offers an idealistic venue for many water-based activities from Kayaking, Fishing or exploring the Silver Creek Inlet, this iconic coastal retreat of Guilderton is just over an hours drive from Perth CBD. Peace, tranquility and back to nature with an abundance of flora and fauna throughout the year make this a magic place far away from the Madding Crowd, great for all the family and friends. The existing timber framed holiday shack with a full length river facing verandah, can accommodate up to six persons in two separate bedrooms plus a common kitchen and sitting area. A designated bathroom with shower and WC and laundry facilities at one end of the accommodation. The property is ideal for a short stay or could be dramatically expanded as a long term permanent residence, or continue as an income producing short stay accommodation throughout the year. The options are endless, consider them as you bask under the star lit skies with a wine or beer enjoying your local catch from the river or ocean. Call Peter J Turner 0412 912 612 to arrange a viewing time. 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.