

17 Swan Street East, Guildford, WA 6055

Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 561 m2

Type: House



Jo Dattilo

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Contact agent

Nick & Jo Proudly Present 17 Swan Street East. THE OFFERING Brief: 3 bed | 1 bath | 1 car | Land: 561sqm Method: For Sale Price: All Offers Presented Settlement Terms: Negotiable THE INTELLIGENCE It's time to put your own spin on things and take full advantage of this largely-original 3 bedroom 1 bathroom circa-1970s brick-and-tile home and its commanding corner position, along with its splendid charm of yesteryear and exciting renovation potential. There is even plenty of scope to make way for your dream family abode to be built in its place somewhere along the line, if indeed that is the path you choose to follow. An enchanting Guildford location right in the heart of it all should be more than enough ammunition to get things going. The rest, is up to you. Features include, but are not limited to:

- Please Note: This property is to be sold "as is" and in its current condition.
- A large front lounge room with low-maintenance timber-look flooring and double sliding doors either side – one set of which reveals a huge open-plan kitchen and dining area that is neatly tiled, extends out to the front yard and plays host to reverse-cycle air-conditioning, retro cabinetry, double sinks, an electric cooktop and a Westinghouse Freestyle fan-forced oven
- Easy-care floors to all three bedrooms, inclusive of a larger master and decent second bedroom that both comprises of full-height built-in wardrobe and storage options
- Practical bathroom with a separate bath and shower, with the toilet and laundry both separate in terms of wet areas – the latter playing host to double wash troughs for good measure
- A private patio-entertaining area and large powered lock-up workshop shed at the rear, along with a corner tool/garden shed and lean-to for some extra storage – plus an additional side shed that is also powered and generous in its proportions
- Single lock-up garage, with a handy internal shopper's entry door
- The north-facing front yard is securely gated for peace of mind, with other property extras including feature ceilings, cornices and ceiling roses, feature skirting boards, ample full-height hallway linen storage, external power points, security doors and screens, a solar hot-water system, two side-access gates linking the front and back yards and a selection of delightful fruit trees – prickly-pears, olives, lemons, figs and locats amongst them

THE VISION Hop, skip or jump to the Woodbridge Hotel across the road, with the Rose & Crown Hotel also nearby and very much within arm's reach. Both East Guildford Train Station and the lovely Fauntleroy Park are just metres from your front door down the road, as are bus stops, Guildford Grammar School, Guildford Primary School and the iconic Lilac Hill Park beside our picturesque Swan River. In a few minutes, you will also be able to access food and shopping in the heart of Guildford, The Guildford Hotel, Midland, major arteries and some of the finest wineries and breweries our famous Swan Valley has to offer. This is the location and lifestyle you deserve – no matter what you decide to do!