

18/12 Loder Way, South Guildford, WA 6055



Sold House

Sunday, 13 August 2023

18/12 Loder Way, South Guildford, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 207 m2

Type: House



Franklin Martinez
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Contact agent

Fabulously located in a well appointed private estate and just right on the banks of the Swan river with all the convenience that South Guildford offers, this stylish residence is the perfect combination of functionality, low to zero maintenance, warm modern living space and excellent proximity to vibrant Cafes, trendy Restaurants, shops, great schools and the iconic historic Guildford. Near to the town of Bassendean and only a short drive connecting you to Swan Valley vineyards and breweries for all gourmet experiences tailored to your lifestyle. This home is fantastically located within the estate, the opposite leafy and lovely landscaped park takes you to the Swan riverside where you would enjoy short strolls, morning jogging-exercises, bike ridings and relaxing sunshine views. Built in 2015 and practically designed to all buyer's needs, you can not let this one out of your Must See this weekend. Eager Investors, FIFO professionals, Young couples, Retirees/Downsizers and Families this property in the highly sought-after South of Guildford will be SOLD and you have to be quick to secure it. One chance! Great Property Features:

- Exceptional Location – Less than 5 minutes walk to the beautiful Swan riverside
- Survey Strata residence - with Park views/street front.
- Master bedroom with En-suite and WIR
- Two well sized bedrooms with Sliding Doors-BIR - overlooking front garden/Park views
- Ceiling fans and essential lighting to all bedrooms
- Gourmet Kitchen and large Breakfast-Benchttop equipped with double sink and dishwasher
- Gas Cooktop – Electrical Oven – Rangehood and plenty of cupboard
- Open plan living space looking out to the alfresco – entertaining area
- Internal Storage behind the garage
- Quality tiles flooring in main living areas
- Split System air-conditioner to the living area
- Double lockable garage and convenient visitors parking
- Direct side access from the back as well as from the garage to inside the home
- Comfortable laundry room with benchtop sink, cupboard and extra linen space.
- Fantastic Investment Property - High rental demand - Approx. \$550 per week
- Super low strata fees and beautifully maintained estate. One of Kind!
- Council Rates(Approx.): \$2,202
- Water Rates(Approx.): \$1,154.42
- Strata fees: \$ 179.9 per quarter

With excellent proximity and public transport to all City Highlight and Guildford vibrant strip. Only a Short drive to and from Perth CBD. Short drive to The Crown Resort and Casino Short Drive to Perth Stadium Gourmet Restaurants and award winning wineries right on your finger tips and popular craft beers/breweries. Surrounded by Quality schools Minutes to St John of God public and private hospital Simply walk to Guildford cultural hub - cafes, dining at Guildford Hotel, well-known Alfred's Kitchen, Ice cream-shops, vintage antique stores and boutiques Swan Valley's world class wineries To view this lovely, Serene residence, contact Franklin Martinez today on 0432 448 526 and secure your dreamed home in the most prominent estate in South Guildford !Ps, Do not delay.