

# 20 Laverstock Street, South Guildford, WA 6055

## Sold House

Thursday, 5 October 2023

20 Laverstock Street, South Guildford, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 409 m<sup>2</sup>

Type: House



Heidi McAtee McAtee  
0406321770

**\$800,000**

**\*\* SORRY THIS PROPERTY IS NOW UNDER OFFER - IN UNDER A WEEK! \*\***Heidi McAtee from HM Estates is proud to present this beautiful contemporary family residence being one of a prized few directly abutting parkland, enjoying sensational views, together with the privilege of having its own private access directly onto the park area from its alfresco entertaining. Built 2011, this quality Dale Alcock construction is set on a low maintenance 409 sqm block. Its design concept ensures the home theatre, open plan living, and entertaining areas collectively harvest the picturesque backdrop. Entirely immaculate, this property showcases polished Sydney Blackbutt timber flooring, separate home office, separate home theatre plus three bedrooms with customised robes - the impressive Main Suite includes access to a small outdoor courtyard area, remote sunblock blind to living, a quality water inline filtration system, solar panels, CCTV and so much more! **ESTATE LIVING:** Waterhall Estate is a tightly-held and well-loved Estate originally developed by Guildford Grammar that connects to Guildford via a secluded walk-bridge over the Helena River which makes it perfectly positioned for leisurely walks to Guildford's historic Woodbridge and Rose & Crown Hotels, cafe's, restaurants, local shops, school and train station! **FEATURING:-** 3 Bedrooms, 2 Bathrooms, 2 Garage- Home Theatre with views directly to the park (currently utilised as a large second living)- Home Office - Outdoor Alfresco entertaining with its own direct access to the park- Stunning open plan living enjoying park views and featuring Blackbutt timber wood floors, wall mounted R/C air-conditioning unit and remote sunblock blinds to the large northerly facing windows- Kitchen is light-filled and features an island bench, integrated Blanco dishwasher, electric Blanco oven, 5-burner gas cooktop and plenty of above & below-bench storage cabinetry with the convenience of customised pull-out drawers to cupboards and pantry and a large fridge recess complete with fridge plumbing connection available.- Main bedroom features quality drapes with soft carpet underfoot, reverse-cycle wall-mounted air conditioning, ceiling fan, a large customised walk-in robe and ensuite with shower, vanity and mirror cabinet. An additional feature includes sliding door access from the bedroom to a cosy outdoor private courtyard sitting area.- Bedrooms 2 and 3 are complemented with sheers and soft carpet underfoot, ceiling fans and customised built-in-ropes.- Bathroom 2 includes shower, bath and vanity with above bench basin allowing for plenty of under-bench storage- Separate (second) WC- Large laundry with large linen storage that could be utilised as scullery for the kitchen.- Quality water inline filtration system which filters solids and chemicals from the water, saving on heavy duty cleaning from calcium build-up and reduces your reliance on plastic bottles- Ceiling fans in all bedrooms, living, theatre (second living) and outdoor alfresco entertaining- Gas bayonet to open plan living- Gas storage HWS- Roof Insulated (batts)- LED lighting- Security includes CCTV, alarm and security screens to front and back doors- Solar panels (19) and 1 5KW (WIFI) 5KW Inverter- Back gate access directly onto parkland- Double garaging with rear workshop space- Side access on both sides (garage side via rear garage door)- Low maintenance gardens **SPECIFICATIONS:-** Year Built: 2011- Construction: Dale Alcock Home- Land Size: 409 sqm- Build Area: 235.54 sqm (House/Garage 215.09, Alfresco 15.3, Porch 5.15 sqm)- Title Details: Lot 532 on Deposited Plan 60247 (Volume 2703/Folio 760)- City of Swan Council Land Rates 22/23: \$2460 per annum - Water Rates 22/23: \$1250 per annum **LOCATION:** Walking Distance:- Helena & Swan Rivers- East Guildford Train Station- Hotels, cafe's and antique shops- Local (IGA)- Prestigious Guildford Grammar (co-educational Kindy to Year 12) Minutes Driving to:- Swan Valley Wineries- Historic Workshops Precinct medical & education hub which includes the NEW \$22m Curtin University Midland Campus & SJOG Private & Public Hospitals.- Perth CBD (approx 14km)- Perth Domestic Airport (approx 7km) For a friendly chat and honest assistance with any of your real estate needs call Heidi McAtee on 0406 321 770 or [heidi@hmestates.com.au](mailto:heidi@hmestates.com.au) **DISCLAIMER** The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, No warranty or representation is made as to the accuracy of the information and clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations