

# 219 James Street, Guildford, WA 6055



## House For Sale

Saturday, 11 November 2023

219 James Street, Guildford, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 890 m2

Type: House



Guy King  
0417900315

## End Date Process

All Offers Presented ON OR BEFORE 6:00pm, Tuesday 5th December.(the sellers reserve the right to sell prior to the end date)A stunning family home waiting for its next chapter sits behind a high fence in the historic township of Guildford. Built in the 1930s, the home vibrates with the beauty of its authentic fabrication and wealth of preserved period features. Complete with high ceilings - coffered in some rooms, exquisitely ornate in others - a decorative cased opening, oiled jarrah window and door frames, lead light windows and a deep verandah with Tuscan columns set against a rough stuccoed facade, the home does require updating. Still, it is poised for transformation into a truly impressive family residence. Formal rooms sit at the front of the plan; a central hall leads to three large bedrooms, a kitchen with the original hearth opens to a rear porch overlooking the level backyard, and a built-in verandah offers an ample, light-filled space suited to multiple uses. Wonderfully situated in the heart of Guildford with a laneway at the rear boundary, the property is minutes from the train station, Guildford Grammar School and the town's eclectic mix of retail and coffee shops.Intact and inspirational, this property offers a unique opportunity.SCHOOLS400 m - Guildford Primary School1.7 km - Guildford Grammar3 km - Governor Stirling High SchoolRATESCouncil: Water: \$1393FEATURES\* 1930s Period Home\* Original Features Throughout\* High Ceilings\* Oiled Jarrah Door & Window frames\* Jarrah Floors & Picture Rails\* Open Fireplaces\* Leadlight Windows\* Ornate Ceiling Roses\* Coffered Ceilings\* Large Multi-purpose Built-in Verandah\* Formal Entry Hall \* Original Hearth in Kitchen\* Rear LanewayGeneral\* 3 bedrooms, 1 bathroom \* Build Year: 1930s\* Block: 890 sqm \* Total Built Area: 243 sqm\* Zoning: General CommercialKitchen\* Freestanding Oven\* Servery to Dining\* High Coffered Ceiling\* Original HearthMain Bedroom\* Ornate Ceiling Rose\* Picture Rails\* Leadlight Windows\* Built-in robeOutside\* Front Verandah with Tuscan Columns\* High Fence & Gate\* Driveway to Shed\* South-facing Level Fenced Backyard\* Original Washhouse\* Rear LanewayLIFESTYLE160 m - Guildford Train Station400 m - Swan River400 m - Stirling Square750 m - Helena River950 m - Kings Meadow Polo Ground4.8 km - Midland Gate 4.9 km - St John of God Hospital10.3 km - Perth Airport (20 minutes)12.5 km - Perth CBD (30 minutes)