

23 The Embankment, South Guildford, WA 6055

Sold House

Friday, 8 March 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 477 m2

Type: House



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\$880,000

Located in one of the most sought-after streets within the Waterhall Estate, this immaculately presented home is simply superb. Finished to the highest of standards it offers 3 bedrooms plus a large office or fourth bedroom, expansive open plan living and dining and a separate theatre room. With new carpets and window treatments, gleaming Jarrah flooring and a spacious rear garden (with room for a pool!), this beauty ticks all of the boxes! 3 bedrooms plus study/4th bedroom Large master suite with walk in robe Spacious open plan family and dining Chefs kitchen with quality appliances Theatre room/lounge with plush carpet Big rear yard with al fresco entertaining Over-sized double garage with storage Ducted r/c air con and solid Jarrah floors Large 477sqm block with room for a pool Waterhall Estate is situated within close proximity to schools, including Guildford Grammar, the new St John of God Hospital Precinct, the Swan River and the Swan Valley. This property is located in one of the best streets in the Estate and is only a stones throw from the Helena River Reserve, expansive parklands and walking trails. Step inside the secure gated entrance from the street to a private garden with standard iceberg roses and easy care gardens. The entrance of the home opens to a wide hallway with high ceilings and gorgeous solid Jarrah flooring. The master suite is located at the front of the home and is well separated from the minor bedrooms to ensure privacy. The master is overly generous in size and has a walk in robe, an ensuite bathroom with a spa bath and separate toilet. Also located at the front of the home is a spacious office which would serve perfectly as a fourth bedroom if required. The hub of the home is centred around a quality chefs kitchen which overlooks a lovely open plan family and dining space. The kitchen is complete with stone bench tops, plumbed fridge recess and dishwasher. A separate theatre room with plush new carpets and dual entry would be perfect for cosy family movie nights in. The minor bedrooms are both of a generous size and have built in robe storage. They share the use of a family bathroom with bathtub and separate toilet. A well appointed laundry with plenty of storage connects the home to the garage, which is over-sized to accommodate two cars with plenty of room for a workshop area or extra storage. Outside, there is stacks of room in the easy-care rear gardens for the kids and fur babies to play. Rear lane access makes the dream of a sparkling pool a very feasible reality and the home enjoys good privacy from neighbours. With a host of other features including ducted reverse cycle air conditioning, large windows with quality window treatments and a lovely street facade, this gorgeous home should be at the top of your list. For more information or to arrange to view please contact LINDA SMITH - 0402 641 022 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.