

# 24 Mortimer Road, Guilderton, WA 6041



## House For Sale

Wednesday, 10 April 2024

24 Mortimer Road, Guilderton, WA 6041

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 885 m2**

**Type: House**



Peter J Turner  
0895612728



Dannie Brogan  
0435370540

**\$539,000**

Lots of options here!! A great Guilderton getaway on a secluded 885sqm block with mature trees, ideal for weekends and holidays throughout the year, or do some cosmetic alterations and turn it into a permanent family home or rent out long or short term to suit your lifestyle. The property has a lower level solid concrete floor with face brick work around the 86sqm area that could be configured as a games room, TV entertainment area or craft room with double French doors that open to the outside garden area and beyond. The main living area is accessed via a side steel staircase onto a small timber deck giving direct access to the timber framed and fibro upper level of the home which has a tiled roof. The open plan living area with light timber flooring throughout the whole area has a well-equipped corner kitchen, with lots of under bench cupboards. A very large combined lounge and dining area which has a new double door access to a western oriented 15sqm balcony with overhead shade protection, ideal for those evening drinks or BBQ. The master and the second bedroom both with ceiling fans, are of similar dimensions and are serviced by a central modern renovated bathroom with shower, bath and WC. The internal décor is light and bright, and the owner has offered to include all the furniture, fittings, artwork, kitchen appliances, evaporative air cooler, as part of the property's chattels at no extra cost for the new owner. Includes everything as inspected! The central location of 24 Mortimer Road allows for easy access to the beach, river foreshore, Guilderton Country Club and all its interrelated sports and pastimes activities. Great restaurant and bar facilities ideal for entertaining friends and family. With lots of activity in the Guilderton area we anticipate this property will attract a lot of interest and will be under contract in the short term. Gingin Council Rates \$1700 per year. Water Rates \$275.00 per year Call Peter J Turner to view today! Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.