

24 Shaw Street, Guilderton, WA 6041



Sold House

Monday, 6 November 2023

24 Shaw Street, Guilderton, WA 6041

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 900 m2

Type: House



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\$787,000

WALK IN WALK OUT! Almost everything included! minus a few personal and sentimental items. Sellers will consider all offers! THIS IS NO HOLIDAY SHACK..... a HUGE multi level double brick and tiled roof home of almost 300m² internal living including the garage in the very popular coastal resort of Guilderton just over an hour's drive north of Perth must be inspected to appreciate its uniqueness and incredible value. Completed in 1985 the current owners have enjoyed the property for the last 22 years. The home is set on a slightly elevated 900m² block with ocean glimpses and overlooks a natural bushland reserve in a secluded and sought after section of Moore River with protection from the prevailing South Westerly winds. The residence is ideally suited as a permanent living coastal home or provides the flexibility to be used on a casual basis for family and friends or rented out providing an ongoing income stream. The front double timber doors with feature glass opens to a spacious front formal entry with a few steps leading to the massive open plan informal lounge and meals area with a corner brick feature fireplace. The well-appointed corner kitchen with lots of cabinetry has lots of natural light from windows overlooking the rear garden. A king size front facing bedroom with full height built in robes is serviced by a large fully tiled bathroom and separate WC. The laundry has lots of storage with a Robin Hood ironing station and direct access to the side of the home. The upper level is accessed via an extra wide carpeted staircase with picture window. The upper level again opens to a second large carpeted formal lounge with designated dining area, including a feature brick corner bar. There is an easy access wrap around upper balcony which is semi enclosed that has some ocean views, it is ideal for entertaining or just relaxing out of the sun. The remaining two huge bedrooms, both with BIR's and a rear balcony off the back bedroom, have their own fully tiled bathroom with corner spa and separate WC. There is potential to add up to 2x additional bedrooms within the internal dimensions of this home. The front façade of the home includes an extra large double remote garage, plenty of room for 4WD vehicles. An extensive mezzanine storage facility extends the whole width of the garage, some fitted work benches will remain and there is even a wood feed facility for the internal open fire and ash removal. Direct access to the home from the garage is very convenient and a good security aspect. The front and side paved area allows for additional secure parking for water vessels, campers vans and motor homes. Other specified inclusions ~• Double lockable gates and fully fenced • Alfresco dining and undercover garden storage area • Water softening system • Mature and established reticulated gardens • Ducted reverse cycle and zoned air-conditioning plus split systems are installed • 300 litre heat pump hot water system with linked water filtration system • Integrated valet vacuum system with multiple outlets Lifestyle Options ~• Endless water activities on the river or enjoy miles of pristine beaches for fishing, surfing etc. • The Guilderton Country Club supports the local golf and lawn bowling facilities • Convenience store open daily *** CALL PETER FOR PRIVATE INSPECTIONS 0412 912 612

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