

24 Wundu Entrance, South Guildford, WA 6055

House For Sale

Saturday, 13 January 2024

24 Wundu Entrance, South Guildford, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 456 m2

Type: House



Heidi McAtee McAtee

\$575,000 TO \$625,000

**** FIRST HOME OPEN "NEXT" SATURDAY 20 JANUARY - 10.30-11.00 AM ****Welcome to 24 Wundu Entrance, South Guildford - an elegantly presented family home that offers a fantastic blend of space, style and functionality. Boasting a spacious 456 sqm block, this beautiful home features four bedrooms, two bathrooms and plenty of parking solutions for all your vehicles and a bonus hardstand area providing room for that extra trailer, boat or caravan. You'll also enjoy the convenience and flexibility with the well-proportioned back garden area, with a feature built-in wood stove perfect for entertaining outdoors in the Winter months. With immaculate presentation throughout, this home boasts a front living room plus an open plan kitchen/family/dining at the rear together with a well-appointed kitchen with an abundance of below-bench storage and s/s dishwasher, plus walk-in and built-in robes to the bedrooms, evaporative air-conditioning and split air conditioning systems and security doors. Conveniently located within easy walking to bus transport on Waterhall Road, or just a short drive to the local Waterhall IGA Shopping Centre, Helena and Swan Rivers, local parks, schools, Guildford's vibrant cafe strip, Guildford train station and Shopping District. Around 10 minutes driving take you to our magnificent Swan Valley Winery Region or both domestic and international airports and generally 20 minutes' drive to Perth's Central Business District. Booming infrastructure in neighbouring suburbs include the professional medical hub in the Midland Railway Workshops including St John of God Public & Private Hospital, and its adjacent newly opened Curtin University Campus - all significant drawcards for families and investors to this area!

INTERNAL FEATURES:

- Four bedrooms, two bathrooms, two separate living areas plus substantial double garaging & parking
- Master bedroom includes wall mounted TV, automatic security roller shutter, separate walk-in-robe and ensuite
- Bedroom 2 and 3 include quality blinds and window treatments, a robe recess with shelf and soft carpet under foot.
- Bedroom 4 is a slightly smaller room, perfect for a Nursery or Study and includes security roller shutter and soft carpet underfoot.
- Front living features a gas bayonet, split system wall-mounted R/C air-conditioning, security roller shutter and soft carpet underfoot
- Open plan living includes a light and bright kitchen, dining and family area with a well-appointed kitchen featuring high benchtops, a Westinghouse stand alone gas oven, double s/s sink, s/s Fisher & Paykel dishwasher and plenty of below bench storage.
- New window treatments
- Second bathroom includes shower, bath and vanity
- Second separate WC
- Laundry has an adjacent Linen storage and provides access to the rear outdoor entertaining with a pet door.
- Evaporative ducted air-conditioning to all bedrooms, family and living rooms
- Wall-mounted R/C air-conditioning to living and family rooms
- Gas bayonet in open plan family/dining and front living room

EXTERNAL FEATURES:

- Brick and tile construction
- Security roller shutters
- Security screens
- Alarm System
- Instantaneous Gas Hot Water System (Rennai Infinity)
- Outdoor entertaining patio (10.5m) with feature wood stove
- Double Garaging (garage door approx 6m) plus plenty of driveway parking space
- Large Garden Shed with double front door (3m x 4m approx) & Small Bike shed (2m x 1m approx)
- Landscaped and reticulated front & rear gardens
- Citrus (Lemon)
- Room for a trampoline (trampoline removed)

SPECIFICATIONS:

- Year Built: 2000
- Land Size: 456 SQM
- Frontage: 18.2M
- Construction: Brick & Tile
- Areas: Residence, Garage & Porch (UMR): 154 sqm, Patio: 30sqm = Total: 184 sqm

LAND & WATER RATES:

- Council Land Rates (24/25): \$2200 per annum (approx)
- Water Rates: (22/23): \$1155.00 per annum Approx

TITLE DETAILS:

- Lot 669 on Plan 23540
- Volume 2167 / Folio 736

Don't miss this fantastic opportunity to secure your dream family home with plenty of space and potential in a prime location. Contact Heidi today on 0406 321 770 for more information or to arrange an inspection.