

# 275 Guildford Road, Maylands, WA 6051



## Sold House

Monday, 14 August 2023

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 731 m<sup>2</sup>**

**Type: House**



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**\$950,000**

This is an unprecedented opportunity to capitalize on this brilliant, rare find. The bonus is you have a glorious character home to the front which can be revived whilst you build to the rear or it becomes your grand Art Deco home whilst you potentially maximize this special site!

- Charming 1937 meticulously kept 3brm x 1brm home
- Jarrah floorboards, high decorative ceilings, picture rails, fireplace
- Glorious tree filled garden and massive ma cave/garage.
- Air-con, solar panels, entertaining deck area
- Subdivide into 4 lots potentially medium/high density

This is the ideal development site, so very close to everything, the knockout location will handsomely reward all prudent investors and developers alike. Alternatively, you have a glorious character home to reside whilst you commence your approval plans and process. Seal your future today, by securing and harnessing the enormous blue-sky potential that awaits the prudent investor/developer. For those that are looking forward to a "renovation" project, the home already has an eye-catching period façade and internal period features that could spring to life with a makeover to highlight the character and create a fusion of old and new, framed by a roomy paved courtyard at the front and enough room at the rear to create the grandest of living styles and entertaining areas. Upon stepping onto the front porch and entering the home, you will be impressed with the character features throughout, including high ceilings, decorative cornices and ceiling roses and polished jarrah flooring throughout that matches jarrah doors, skirtings and architraves. Stepping outside to the rear deck, you have a handy second toilet with an enclosed separate laundry. The deck is spacious enough for the largest of outdoor tables and barbecue settings and overlooks the reticulated lush lawn and perimeter garden beds. At the very rear of the home is a large double garage/workshop with extra storage room and is serviced by the two laneways running along both sides of the block. The rear land is your blank canvas to either divide and create a further one or two homes, or finally get to have the space to build a massive multi car garage, work-shed, pool surrounded by decking and Cabana, vegetable gardens, lawns for the kids and dogs to run around plus a granny flat for the parents. The location is walking distance to bus and train transport and is ideally located only 5.2km to City and close to the Inglewood and Maylands café and shopping strips and the Morley Galleria are only a few minutes by car. Also close by are a variety of recreational clubs and parks Such as Mt Lawley Golf Club and Bayswater Waves Aquatic Centre. Popular nearby schools, include Chisholm Catholic College, John Forrest High School, St Peters Primary, Maylands Primary, the School of Instrumental Music and Embleton Primary.

Features:- Built in 1937 with art deco façade on a 731m block and single front garage- 3 Bedrooms, 1 bathroom, single car garage at the front and double garage at the rear plus extra on-site parking- Character features - jarrah floor boards, high ceilings, picture rails and decorative ceilings- Open plan kitchen, dining and family area with feature fireplace- Country style kitchen with jarrah cabinetry and gas cooking - Renovated bathroom with spa bath- Huge rear garden with rear entertaining deck - Reticulated lawn and garden beds and large double garage or shed with extra storage space and with dual back lane access- Alarm- Ducted evaporative air conditioning- Plantation shutter blinds throughout- 6.6kw Solar panels- Close to a variety of schools, shopping strips and 5.2km to the city- Subdivide to 4 lots potential Subject to Council Approval Zoned R50 – Minimum Lot size 160m Average lot size 180m Total Lot Size 731m Council Rates \$1,704 Water Rates \$1,154