

29B Helena Street, Guildford, WA 6055



House For Sale

Friday, 10 May 2024

29B Helena Street, Guildford, WA 6055

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 506 m2

Type: House



Kyle Todd

0893441322

EXPRESSIONS OF INTEREST

Nestled on large 506m² street frontage block within this ever so desirable, picturesque tree lined neighbourhood and set right in the heart of the historic and vibrant Guildford Precinct - this beautifully maintained 2 bedroom, 1 bathroom abode has already had most of the hard work done for you and is sure to impress! Greeted by a white picket fence with a low maintenance front garden there is ample parking space for both residents and guests. At the hub of the home the renovated kitchen provides plenty of preparation and storage with overhead cabinetry and quality stainless steel appliances. Overlooking the living and dining domain that combines the added warmth of hardwood bamboo flooring, there is plenty of room to entertain guests whilst you cook up a storm. Stepping outside, the rear yard just keeps going and going with an elevated gabled patio entertaining area that looks out to the uninterrupted views of the meadows of the Helena River that adjoin the property at the rear. Surrounded by greenery, the landscaping creates a serene and inviting atmosphere with a grassed area and a sunken fire pit area meaning you will be able to relax or entertain nearly all year round. There is also a veggie garden and fruit trees for those of you with a green thumb and down a garden shed and chicken coop at the rear with loads of room for kids and pets to play. Superbly located just minutes away from everything the beautiful town centre of Guildford has to offer. You will be spoilt for choice with a wide selection of cafes, pubs, restaurants and eateries and with such close proximity to the train station you will be able to leave the car at home and even grab your morning coffee on the way out! So whether you are searching for a your first home, looking to downsize or wanting to add to your investment portfolio - **BE SURE TO PUT THIS ONE TO THE TOP OF YOUR VIEWING LIST FOR THIS WEEKEND!**

FEATURES:

- Recently installed double glazing to main living areas and bedrooms with Crimsafe security screens
- Solar (13 panels with 3.5 Fronius inverter)
- 4 x Swann security cameras
- Bosch Security Alarm System
- Ring Door Bell (App controlled)
- 3 x Fujitsu reverse cycle split system air conditioners to main living & bedrooms for all year round comfort
- Brand new carpet to both bedrooms
- Freshly painted throughout, both inside and out
- Open plan living, kitchen and dining domain that is complete with hardwood bamboo flooring
- Generously sized main bedroom with built-in sliding door mirrored robes and split system reverse cycle air conditioning
- The second bedroom also has split system reverse cycle air conditioning
- The family bathroom is within arm's reach of the bedrooms and features a large vanity with above counter basin, bath and shower combo
- Functional laundry with built-in linen cupboards, timber work bench and shelving
- Expansive gabled patio entertaining area complete with ceiling fans with a beautiful outlook to the uninterrupted views of the meadows of the Helena River that adjoin the property at the rear
- Low maintenance paving to the rear entertaining area and side of home
- The outdoor entertaining area also has a misting system installed around the perimeter to help refresh you and your guests during those hot summer days
- Plumbing services installed for an outdoor kitchen - both water and drainage have already been installed to the outdoor entertaining area
- For those wanting to add an extra toilet, there is also a sewer connection ready to connect a 2nd toilet in the bathroom
- Garden Shed
- Chicken Coop
- Veggie garden and fruit trees

LOCATION: 800m - Guildford Primary School 1.1km - Guildford Grammar 1.3km - Guildford Train Station 750m - Rose & Crown Hotel 1km - The Guildford Hotel 850m - Alfred's Kitchen 2.5km to the Bassendean Hawaii's Shopping Mall Enjoy walks along the Swan River Surrounded by a plethora of cafés, restaurants and eateries 10.5km to Perth Airport 13.4km to the Perth CBD Call KYLE TODD on 0402919076 to arrange a viewing before this one disappears!