

# 2A Attfield Street, Guildford, WA 6055

## House For Sale

Monday, 30 October 2023

2A Attfield Street, Guildford, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 560 m2

Type: House



Heidi McAtee McAtee

## High \$600,000's

**\*\* FIRST HOME OPEN - SUN 5 NOV - 10.30-11.00 AM \*\***This wonderful centrally located family home provides easy walking to the cafe strip, hotels, restaurants, bars and cafe's, East Guildford Train Station and Guildford Grammar! This is a green-title block (not strata-title) at the rear via a private driveway access. The home comprises a well-thought out design offering two (2) large internal family living zones that provide substantial space and separation between the main bedroom & ensuite and the remaining 3 bedrooms at the opposite end. The main open plan living offers high vaulted ceilings and exposed beams and provides access to a delightful outdoor courtyard space and an adjoining second living room. This home is being offered on an "as is" basis and features:

- Ducted evaporative air-conditioning and wall mounted R/C A/C in main living
- Large stylish kitchen area with ample above and below-bench storage plus two separate cooking areas (one electric cooktop and one gas cook-top), double drawer dishwasher, double s/s sink and large pantry
- Large open plan living with vaulted ceilings and exposed beams
- Second living adjacent to bedrooms 2, 3 and 4 which can be used as a media/games/study space
- Main Bedroom with large walk-in-robe, ensuite and dressing room area and access to an outdoor courtyard/sitting room
- Bedrooms 2 and 4 include built in robes
- Second bathroom features vanity, large acrylic shower unit and WC
- Large laundry with above and below bench storage and access to third (separate) WC
- Gas Instantaneous HWS
- Landscaped Courtyards
- Parking area, plus tandem driveway parking space for additional vehicles (front porch previously utilised as a carport)
- Year Built: 1996
- Block Size: 560 sqm

**DISCLAIMER**The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, No warranty or representation is made as to the accuracy of the information and clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.