

**36 Guppy Street, Pemberton, WA 6260**



**Sold House**

Thursday, 14 September 2023

**36 Guppy Street, Pemberton, WA 6260**

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Colin Wallbank  
0897760000



Lily GibbsHughes  
0447552684

**\$394,000**

Are you ready to make your dream of owning a perfect home in an idyllic location a reality? Look no further than this exquisite 3-bedroom, 1-bathroom home nestled in the heart of Pemberton. This is more than a house; it's a promise of an exceptional lifestyle that combines comfort, convenience, and captivating surroundings. Being in an elevated position you have a great outlook of the popular karri trees. The floorplan of this house is amazing and flows within the home, perfect for the growing and busy family. With 3 Bedrooms and a games room which you could use as a fourth bedroom. The bathroom is designed with a little bit of luxury with a feature claw foot bath. Outside you will love the charming garden set up and the front deck for enjoying a fresh cuppa in the morning. Moving to the back veranda this is perfect for the keen entertainer with a built in BBQ. Whether you are hosting friends or enjoying the arvo with family it's like your own oasis. Property Features Include: \*Solar system details 7x 330-watt panels, (2.3 Kilowatt system). \*1500 Litre rainwater tank. \*Reverse cycle a/c unit (only 2 years old). \*Wood Fireplace \*Solar hot water system with instant gas. (300 Litre tank). \*Shed with concrete floor. \*Fully fenced back yard with rear laneway access \*Assorted fruit trees. \*Kids cubby house with sand pit. \*Fantastic location one street back from CBD This home boasts a carefully planned layout that maximizes functionality and comfort. The open flow between the living spaces ensures a seamless transition from room to room. With a beautifully renovated kitchen and bathroom you can come home and unwind in comfort. The online auction (with flexible terms for qualified buyers) has started so, be sure to make your bid soon, as the property can sell at any time. You can clearly see where you need to be to secure the property and you will not wonder where your offer needs to be. Our advice is to get in early and bid strong. Auction Conditions: \*Open Negotiation (online) \*All bidders must have their bidding terms registered and approved by the Seller to take part in the Auction \*Flexible bidding terms (including subject to finance buyers) \*Open and transparent process \*The property can sell at anytime, so be sure to make your bid early \*The final bidding stage has been moved forward to Tuesday 3rd October at 5:30pm \*Settlement is not to be before 14 December unless the Sellers are allowed to rent back until this date Contact us today to arrange a private viewing or come along to one of our scheduled home opens and let us guide you towards making this charming town house your new home. Act fast, as properties like this don't stay on the market for long! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.