

37 The Embankment, South Guildford, WA 6055

@realty

Sold House

Sunday, 13 August 2023

37 The Embankment, South Guildford, WA 6055

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 515 m²

Type: House



Rob Harwood

\$1,375,000

We are delighted to introduce 37 The Embankment South Guildford, proudly presented by Rob Harwood @realty. This architecturally designed family home is situated in a stunning location, overlooking the serene Helena River Reserve parkland, and conveniently within walking distance to Guildford Grammar. Exuding a perfect blend of elegance and innovation, this residence showcases the latest advancements in building materials and design, ensuring extreme energy efficiency for the modern lifestyle. The walls have been constructed using Durisol blocks, providing superior soundproofing, promoting healthy interiors with breathability to inhibit mold, and enhancing energy efficiency through insulation on the exterior of thermal mass. Designed to maximize natural light and capitalize on the scenic views, the residence features Deceuninck double glazed windows and doors. Furthermore, the roof has been double insulated, utilizing Kingspan air cell technology under the roof sheeting and batts on the ceiling. Offering ample space for family living, the home boasts four generous bedrooms, including a magnificent master suite complete with a study nook and an expansive walk-in robe. The two upstairs bathrooms showcase high-quality fixtures and fittings, while an additional shower is provided in the downstairs powder room for added convenience. Upon entry, you are greeted by a grand open living space, which includes a family room and dining area with polished concrete floors and soaring ceilings. The massive sliding doors open onto your choice of courtyard—one offering privacy, and the other providing breathtaking views of the pool and river reserve. The designer kitchen is a masterpiece, featuring a breakfast bar, stone bench tops, top-of-the-range induction cook top, Seimen double ovens, and an Asko dishwasher. The kitchen also offers a vast walk-in larder, complete with plumbing provisions for a potential second sink. Adjacent to the kitchen, a second lounge or theater room awaits, with large doors opening onto an outdoor deck space. Upstairs, the four bedrooms, including the master suite, are complemented by a private lounge room with access to an observation deck that offers stunning views over the pool and river reserve—perfect for indulging in afternoon cocktails. Ensuring comfort throughout the year, Daiken ducted air conditioning maintains an ideal temperature, while the fully networked Ethernet cable system ensures seamless connectivity. The property is also equipped with a 6.6kw solar system, along with a 5kw inverter, further contributing to reduced energy bills. For added convenience, a double lockup garage with shoppers' entry is provided. Situated on a spacious 515 sqm corner block with garage access via the rear lane, the low-maintenance yards have been thoughtfully designed to minimize water usage. A compact pool offers a refreshing oasis to cool off during those warm summer days, all in full view of the main living area. Properties of this exceptional quality, design, and prime location are a rare find. We invite you to call for a private viewing and seize the opportunity to make this remarkable residence your own.