

48/12 Loder Way, South Guildford, WA 6055



Sold House

Monday, 14 August 2023

48/12 Loder Way, South Guildford, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 295 m2

Type: House

Contact agent

The Phone Code for this property is: 57354. Please quote this number when phoning or texting. Compare the land area and corner position of this beautiful home to others in the estate and you are getting bang for your buck! One of the larger size blocks in the estate. This home is situated on a 295 sqm block opposite a communal park and entertaining area. The 182 sqm home has the advantage of being close to extra parking for visitors close to your door. If you are ready to downsize and move to a tranquil lifestyle by the river and close to the city and trendy Guildford entertainment strip then this home is ready to occupy. The 3 bedroom, 2 bathroom home is freshly painted throughout and is ready to be enjoyed and lived in. Consider these features: *Each bedroom has built-in robes with mirror sliding doors *Fully ducted Dacon reverse cycle air-conditioning *Tinted windows, security screens, auto roller shutters and ceiling fans in bedrooms *Modern kitchen with walk-in-pantry, breakfast bar and dishwasher *Open plan living with coffered feature ceiling in the lounge *Under-roof brick paved alfresco area with fan and electrical installed for a spa and tv *Rendered boundary wall with balustrade fencing allowing sunshine and cool summer breezes *Double garage with secure roller door and extra storage area *Neutral décor throughout includes tiled floors and carpet in bedrooms *Private clothes drying area off the laundry is perfect for quick drying days and much more ... This home boasts lots of natural light and with established reticulated lawn and gardens you'll have more time to enjoy the beautiful gardens and walkways along the river. The River's Edge Estate is situated overlooking the Swan River and is a short walk into the Guildford precinct for entertainment and restaurants. This home is built on a 295sq metre corner block of the Estate and is close to Perth city, public transport, Perth airport, beautiful riverside walkways and ten minutes from the Swan Valley; perfect for those who like to enjoy the outdoors. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.