

6 Pexton Drive, South Guildford, WA 6055



House For Sale

Friday, 24 May 2024

6 Pexton Drive, South Guildford, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 538 m2

Type: House



Craig Nathan
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End Date Sale

END DATE SALE - Absolutely ALL OFFERS to be presented by Wednesday 5th June 2024 at 5pm unless sold prior. Experience the epitome of modern living and ultimate comfort with a thoughtful floorplan boasting an impressive 288sqm of functional family living. Expansive in size, from the grand tiled portico, double door entry and wide hallway you'll discover an endless amount of space to allow each family member the room to discover themselves. Finished to an extremely high standard, the neutral palette and contemporary lines create a sophisticated and welcoming atmosphere throughout. The kitchen is a masterpiece and the focal point of the home, combining elegant design and functionality. Be awed by the drop ceiling and dazzling pendant light reflecting above the quality stone island bench, while enjoying seamless entertaining with an abundance of storage plus a servery window and direct access to the outdoor alfresco. Bestowed with harmonious indoor-outdoor living, the open-plan kitchen and family flows effortlessly to the under-roof outdoor entertaining space, perfectly appointed for year-round enjoyment. This tranquil retreat, with its polished, modern allure is an ideal setting for endless relaxation and offers all the comforts you could imagine. The opulent master bedroom suite serves as a private sanctuary and presents a peaceful, easy-flow design with grand, raked ceilings and floor-to-ceiling windows, a feature wall boasting a floating bed design and access to a secluded landscaped outdoor area. An ensuite with luxury at the forefront of its design, the retreat offers floating double vanities, a double shower and a spacious walk-in robe. Waterhall Estate is perfectly positioned, connected to the bars, eateries, and boutiques of Guildford through a secluded walk-bridge over the Helena River. Enjoy the convenience of being within walking distance to local schools, the train station, and all the excitement that Guildford offers. Features you will love:

- Stunning street appeal with a grand tiled portico, black window trimmings, timber-look double garage, landscaped hedging, and a modern slat gate.
- 4 spacious bedrooms, each with plush carpet and downlights.
- 2 neutral, beautifully finished bathrooms.
- An expansive floorplan offering a separate kids' wing with an activity room, a separate study and theatre room and a spacious open-plan living area.
- Fully equipped home theatre set up with "Sky at night" ceiling, with plantation shutters and carpets to ensure a cosy space for countless family movie nights.
- A spacious kitchen with stone benchtops, sleek undermounted sink, 900mm stainless steel appliances, tile splashback, dishwasher, and a functional servery window for seamless entertaining.
- The open-plan living room features a TV wall and double sliding door access to the home's exceptional outdoor entertaining area.
- An under-roof alfresco providing the very best that outdoor entertaining can offer boasting a glass pool barrier, a glistening custom below-ground pool with cascading waterfall, built-in BBQ with stone benchtops and plumbed sink (hot & cold water), downlights, a ceiling fan, and in-roof speakers.
- A large laundry with overhead cabinetry, an intricate feature tile splashback, and sliding door access to the side of the property.
- Recent upgrades include plush carpets and floor boards throughout
- Reverse cycle ducted air conditioning throughout and 8 camera CCTV system
- Double lock-up electric garage.
- Located within the catchment zones of Guildford Primary School and Governor Stirling Senior High School.
- Built in 2012.
- Council Rates - \$2,885.00pa.
- Water Rates - \$1345.53pa.

Discover the perfect blend of elegance and comfort in this exceptional family home. Contact Craig Nathan from Acton Belle Mount Lawley on 0407 774 594 or by emailing craig.nathan@belleproperty.com.