

# 1 Loder Way, South Guildford, WA, 6055

## House For Sale

Saturday, 31 August 2024

1 Loder Way, South Guildford, WA, 6055

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## **SENSATIONAL FAMILY LIVING ON 1000 SQM (R20) WITH EASY WALKING TO SWAN RIVER!**

Built 1984 and beautifully oriented on a massive 1000 sqm block (YES - 1000 SQM!) with R20 Zoning.

Back in the day, this was a display home showcasing exposed feature brick and high vaulted ceilings in the main living. Today it is still beautifully maintained and features 3 lovely sized bedrooms, 1 bathroom, two separate living areas, one under cover carport and a showstopping entry and driveway to cater for multiple vehicles, the big caravan, boat and/or trailer - and room for a pool!

For a buyer looking for space, this is an absolute must to view!

An enormous fully-covered patio on the rear elevation is another special feature providing substantial all-year outdoor entertaining with family and friends. Perfect for a large bar and BBQ area, together with a man cave/workshop to the rear of the garden and surrounded by copious amounts of lawn and space for the largest size trampoline for the kids, and plenty of yard for the pets to run.

This is the ideal home choice for an investor, developer, an owner-occupier or hobbyist, seeking a yard with lots of space and potential.

### **DID I MENTION LOCATION?**

This property is conveniently located close to all amenities including easy nature land walking to the Swan River (approx 380m), minutes driving to arterial roads, 5 minutes driving to Perth Domestic Airport, 10 Minutes to Perth International Airports, 5 minutes to shopping centres, train and on the doorstep to Historic Guildford - the gateway to our magnificent Swan Valley Winery Region.

### **FEATURING**

- Sensational landscaped entry with pond
- Large open plan country kitchen/dining features plenty of rustic feature brick, high-vaulted ceilings, breakfast bar, electric oven cooktop, wall oven & grill and ceiling fan.
- 3 Good-sized bedrooms all with soft carpet underfoot with the main bedroom featuring wall-to-wall built-in robes and bedrooms 2 including recessed built-in robes.
- Separate Linen storage
- 1 bathroom with shower, separate powder vanity area (great for separate utilisation) and separate WC
- 1 carport and an abundance of driveway and space either side for additional parking solutions.
- Evaporative air conditioning
- Gas Instantaneous Hot Water System
- Council approved (1990) Flat Roof Workshop to rear of garden (approx 3m x 4.5m)
- Separate Laundry with storage and offering glass sliding door access to outdoor alfresco
- Store (under main roof) and accessed from external 1.2m x 2.4m
- Gas bayonets to open plan kitchen/dining area and lounge room
- Outdoor alfresco (approx 10m x 3.5m)
- Easy walking to Swan River

### **GENERAL**

- Built 1984
- Brick and Zincalume Roof
- Block Size: 1000 sqm
- House Area: Total = 190 sqm (Residence/Porch/Store UMR: 127 sqm, Alfresco: 33 sqm, Carport: 17 sqm, Shed: 13 sqm)

- Water Rates 23/24 (Approx): \$1,100 per annum
- Land Rates (City of Swan) 24/25 (Approx): \$2,331 per annum
- Zoning: Residential R20 (This property is being sold as a lifestyle property. For any inquiries regarding building, extension, zoning etc., please contact the relevant authorities)
- Title Details: Lot 75 on Diagram 53003, Volume 1486 & Folio 421

Don't miss this fantastic opportunity to secure your dream family home with plenty of space and potential in a prime location. Contact Heidi today on 0406 321 770 for more information or to arrange an inspection.

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