

# 12 Narrier Close, South Guildford, WA 6055



## Sold House

Saturday, 9 March 2024

12 Narrier Close, South Guildford, WA 6055

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 525 m2

Type: House



Allana Edwards-Gaunt  
0894706231

**\$620,000**

This well-presented family home offers a functional four bedroom, two bathroom residents on a 575sqm block set in the quiet Street of Narrier Close. Plenty of parking solutions for all your vehicles and bonus drive through area to the rear shed for that extra trailer, boat or caravan. This home boasts a front living room plus an open plan kitchen/family/dining at the rear together with a well-appointed kitchen with all near new appliances. Ducted air-conditioning throughout, gas bayonet and security doors. Conveniently located within easy walking to bus transport, or just a short drive to the local Waterhall IGA Shopping Centre, Helena and Swan Rivers, local parks, schools, Guildford's vibrant cafe strip, Guildford train station and Shopping District. Around 10 minutes driving take you to our magnificent Swan Valley Winery Region or both domestic and international airports and generally 20 minutes' drive to Perth's Central Business District.

**INTERNAL FEATURES:**

- Four bedrooms, two bathrooms, two separate living areas
- Master bedroom includes walk-in-robe, carpeted flooring and ensuite with toilet
- Bedroom 2, 3 and 4 are all of good size, carpeted and include robe recesses
- Open plan living includes, a bright kitchen, dining and family area with a well-appointed kitchen featuring near new gas hotplate, electric oven and dishwasher. Solid timber flooring throughout the main area of this home
- Second bathroom includes shower, bath and vanity
- Second separate WC
- Laundry has a linen storage and provides access to the rear outdoor .
- Ducted air-conditioning to all bedrooms, family and living rooms
- Gas bayonet in open plan family/dining

**EXTERNAL FEATURES:**

- Brick and tile construction
- Security screens
- Gas Hot Water System
- Outdoor entertaining patio ideal for entertaining
- Single carport plus plenty of driveway parking
- Large shed with roller door (5m x 7m approx)
- Landscaped and reticulated rear gardens
- Side gates access for Carvan/trailer/ boat

**SPECIFICATIONS:**

- Year Built: 2001
- Land Size: 575SQM
- House Size 134SQM
- Construction: Brick & Tile

This property will not last, don't miss this fantastic opportunity to secure your dream family home with plenty of space and potential in a prime location. Register for the first viewing by calling or emailing Allana 0409502974 allana@bluechipre.net.au.