

# 2 Martha Street, Guildford, WA 6055

## House For Sale

Wednesday, 3 July 2024

2 Martha Street, Guildford, WA 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 1012 m2

Type: House



Heidi McAtee McAtee  
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**From \$1,250,000**

**\*\*\* FIRST HOME OPEN - SATURDAY 6 JULY - 11.00 - 11.30 AM \*\*\*** Welcome to 2 Martha Street, Guildford, an extraordinarily impressive family residence in all aspects set on a generous 1012 square metres of land and showcasing over 55 metres of frontage with an extensive construction footprint comprising 469 square metres! This exquisite residence includes a triple garage and store (77 sqm), three-phase power, bore and private orchard including mature producing mango, fig, citrus and jackfruit (the largest tree fruit). Located opposite Guildford Grammar Private School Chapel in a secluded cul-de-sac this young 2000 construction is complemented with many period style features, including its extensive time-honoured bull-nose verandah, which blends harmoniously with the majority traditional turn-of-the-century homes in the street which form part of the remnant fabric of Guildford's historic town. This young design boasts a liberal floorplan inspired by the owner's innovation ensuring significant room sizes and abundant space throughout. This is a golden opportunity for a buyer to secure an outstanding quality construction in the heart of Guildford and you will need to be quick because this one will not last!

**FEATURING:**

- Elegant front entry hallway with feature arch, rebated timber entry doors and wall recess/display
- 3 Bedrooms, 2 Bathrooms, 3 Garages
- Substantial main bedroom (5.5 x 4.0m) plus separate customized walk-in-robe and separate ensuite with spa, double vanity, large shower and separate powder.
- Bedroom 2 is considerably large (3.7 x 4.8m and includes wall-to-wall built-in mirrored robe
- Bedroom 3 is 3.3 x 4.8m with soft carpet underfoot and includes built-in-ropes.
- Study (or 4th Bedroom) • Theatre Room (5.2 x 4.9m)
- Large central open plan kitchen, living and dining with feature bulkhead and dropped ceilings, granite inspired laminate to kitchen benches, substantial kitchen walk-in pantry, island bench, tiled flooring and gas bayonet
- Large Laundry with built-in storage - plus additional large walk in storage
- Extensive gabled outdoor entertaining patio (86 sqm)
- Garaging for 3 vehicles and additional store area to rear
- Bore and reticulation "as is"
- 3-Phase power
- Solar Panels (8)
- insulated

**SPECIFICATIONS / OTHER:** Year Built: 2000 Construction: Solid Brick & Colorbond Roofing Land Size: 1012 sqm House Footprint: Total = 469 sqm (Residence, Garage/Store, Patio and Verandah/Porch) Frontage: 55 metres Council Land Rates 2024/25 (Approx): \$2,920 per annum Water Rates 2022/23 (Approx): \$1,405 per annum Zoning: R5 (not subdivisible) For additional information on this or any of your property needs please call Heidi McAtee on 0406 321 770.

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