

25 Moore River Drive, Guilderton, WA, 6041



House For Sale

Friday, 16 August 2024

25 Moore River Drive, Guilderton, WA, 6041

Bedrooms: 3

Bathrooms: 1

Type: House



Peter J Turner
0895612728

A VIEW & A WHOLE LOT MORE !!

In the quieter part of Guilderton this original holiday home dating back circa 1974 has been extensively improved over recent years and has a prominent position that overlooks the Flora & Fauna Silver Creek reserve which is an integral part of the Moore River Estuary in Guilderton with consistent demand for holiday accommodation, Air B&B, or permanent residency. It is surrounded by some of the most modern homes in the area and is only a few minutes' walk to the Moore River Estuary where Canoeing and Kayaking are possible down to the Indian Ocean and miles of pristine beaches.

The internal décor of the home is of neutral tones and well maintained and presented throughout. The current owners would be receptive to including all the furniture, fittings, and appliances as part of any sale process, " Based on an as is basis"

The spacious three-bedroom timber framed holiday home sits on an elevated 853 sqm block which is fully grassed and reticulated with some retaining side walls. A brand-new modern bathroom has been completed in recent times with floor to ceiling tiles, a stand-alone vanity and glass surround walk in shower are equipped with modern fixtures and fittings. The centrally located L shaped lounge and dining area together with the main bedroom form part of the front façade to the home that is underpinned by a substantial concrete pad that supports the front elevation of the residence. The uninterrupted views from this addition and the front elevated verandah decking are an ideal location to fire up the barbeque and share a few drinks with friends or family during the balmy evenings that will be with us again in the coming months. The three bedrooms will accommodate sleeping accommodation for up to seven persons. A wood burning fire is installed in the central lounge area for additional warmth during the winter months.

The side annexe kitchen with an adjoining small meals area that has glass sliding doors provides direct access to the rear section of the block, where additional alfresco dining is available, a small garden shed, and an outside hot water shower are available.

The kitchen although functional with a four-burner gas upright stove needs to be modernised by the new owners. Finally at the rear of the home is a laundry area with a separate WC and again could be made into a second bathroom. To the right-hand side of the home there is adequate room for a double garage or shed. This property should be inspected as it will go under contract quickly with a genuine shortage of properties in Guilderton. The median sale price in Guilderton has increased by a massive 76.2% over the last 5 years and demand remains extremely strong.

This property is just over an hour's drive from Perth CBD. A 35-minute drive to the recently completed Yanchep Metrolink train station. There is the renown Guilderton Country Club, with a 9-hole golf course, lawn bowling, children's play area fully licenced bar, great restaurant, café by the river mouth, 7day convenience store, caravan park. River and Ocean activities without the crowds of the metropolitan beaches.

A lifestyle not to be missed !! A great opportunity to get into this northern coastal getaway retreat.

For more details contact Peter J Turner 0412 912 612

Gingin rates \$1,600.00 per annum

Water rates \$285.00 per annum

Disclaimer: The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.