

34/12 Loder Way, South Guildford, WA, 6055

House For Sale

Friday, 16 August 2024

34/12 Loder Way, South Guildford, WA, 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Heidi McAtee McAtee
0406321770

SENSATIONAL FAMILY LIVING IN RIVER'S EDGE PRIVATE ESTATE - BRING YOUR KAYAKS!

***** FIRST HOME OPEN is NEXT SATURDAY 24 AUGUST - 10.30-11.00 am (Not this Saturday 17th) *****

Offering three-bedroom, two-bathroom bespoke living with one private undercover carport, plus an additional second parking space, nestled within South Guildford's River's Edge Private Estate which flanks our beautiful Swan River.

This wonderful home is immaculate and showcases a contemporary design and exceptional detail with quality fixtures and finishes, storage, window treatments and energy efficiency.

River's Edge Private Estate offers a rich, yet low-maintenance lifestyle and provides a beautifully landscaped walkway directly to the grass reserve to access the Swan River. The grounds feature a dedicated area honouring its former predecessor (Olive Farm Cellars) within the common grounds and central seating area.

FEATURES:

- Elegant entry featuring bedrooms to the front and open plan living with outdoor entertaining courtyard to the rear
- Contemporary kitchen comprises above & below-bench storage, electric oven, gas cooktop with s/s rangehood, large fridge recess, microwave and dishwasher recess and a wide counter benchtop with double s/s sink.
- Large main bedroom includes a luxury ensuite with a large wall-to-wall shower, plus a separate large walk-in-robe, quality window treatments and ceiling fan.
- Bedrooms 2 and 3 are light and bright and include wall-to-wall built-in sliding door robes and ceiling fans.
- Luxury second bathroom features a deep bath, large semi-frameless glass door shower and vanity with large mirror and plenty of under bench storage.
- Separate Laundry
- Rear shaded courtyard provides all-year outdoor entertaining
- Instantaneous Gas HWS
- R/C Ducted A/C in 3 bedrooms and R/C wall-mounted A/C in the open plan/living
- Insulated
- 2 Parking spaces (1 undercover carport parking space and 1 adjacent open parking space)

RATES & STRATA FEES

Local Council Rates: Approx \$2,331 per annum

Water Rates: Approx \$1165 per annum

Strata Fees \$167.05 per quarter (Admin \$131.30 & Reserve \$35.75)

DID I MENTION LOCATION?

South Guildford abuts historic Guildford with its many restaurants, cafe's, traditional bakery and antique shops etc and is poised near the gateway to our magnificent Swan Valley Winery Region.

Just a few minutes driving to Guildford train station or Guildford Primary School and Guildford Grammar's private Preparatory & Senior Schools. South Guildford IGA & Bassendean shopping are minutes away and we are in close proximity driving to the Railway Workshops Medical Hub which incorporates the Midland SJOG Public & Private Hospitals and the NEW Curtin University Midland Campus for health and science disciplines.

Such easy access to Great Eastern Highway and arterial roads and 5 minutes to Perth Domestic Airport or 15 minutes' drive to Perth CBD.

Rivers Edge Private Estate comprises the underground C1830 Olive Farm Cellar and brick lined well in the floor. The

Cellar is not accessible and is preserved due to its significant cultural heritage.

With such a beautiful villa and amazing riverside location this villa is sure to please the most discerning buyer. For more information or to arrange to view please contact Heidi McAtee on 0406 321 770

DISCLAIMER:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.