

# 141B River View Avenue, South Guildford, WA, 6055

## House For Sale

Tuesday, 26 November 2024

141B River View Avenue, South Guildford, WA, 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Heidi McAtee McAtee  
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## **SUBSTANTIAL RIVERSIDE LIVING WITH MESMERIZING VIEWS - ARCHITECTURALLY DESIGNED AND AHEAD OF THE CURVE!**

**\*\* FIRST HOME OPEN - SAT 30 NOV - 1.00 TO 1.30 PM \*\***

Step into a world where an expansive residence meets the serene riverside where every day unfolds with lush captivating views in nature's surrounds through to the evening sunsets and night skies.

This substantial and quality Master Builder designed residence (built 2005) is set on a spacious 672 sqm block size and features many curved and circular concepts for an enduring timeless design element with boundless possibilities for the visionary homeowner.

With an air of sophistication, elegance and charm, the true jewel of this double-storey property is its substantial floor plan (with a total area of approximately 420 sqm) and solid foundation with its enviable location adjacent to the Swan River - perfect for your morning kayak paddle, walks along the Swan River pathways and meals and entertaining from the outdoor balcony.

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

Apart from living and enjoying the beauty of the Swan River foreshore and riverside lifestyle, this location is perfect for leisurely walks into historic Guildford Town along the towpath and visit the many cafes, restaurants, bakery, bric-a-brac and antique shops.

Nestled to the rear this is a perfect lock & leave location and offers the convenience of just a few minutes driving to Guildford train station or Guildford Primary School and Guildford Grammar's private Preparatory & Senior Schools (Kindy-Y12), South Guildford IGA & Bassendean Shopping. Less than 10 minutes driving to the Railway Workshops Medical Hub which incorporates 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.

### **FEATURING**

(Upstairs)

- ? Lift (with WIFI phone) or Staircase access
- ? Kitchen/Dining/Living with substantial riverside views and access to Balcony
- ? Fully customised Kitchen with circular design feature bulkhead, Kleenmaid Electric Oven & Gas Cooktop Wok burner, Schott Ceran cooktop, integrated F&P under-bench bar fridge and Kleenmaid dishwasher.
- ? Theatre/Media Room (projector included "as is")
- ? Master Suite (6.1 x 4.6 sqm!) enjoying substantial riverside views with adjoining WIR / Dressing Room and large Ensuite with double vanity, large walk-in shower, heated towel rail and separate WC
- ? Large outdoor entertaining balcony with motorized awning and substantial riverside views
- ? Large guest powder room with vanity, basin, WC, laundry chute and storage

(Downstairs)

- ? Elegant Entry Foyer featuring Lift Access and Staircase (provides shoppers entrance from garage)
- ? Bedroom 2 (substantial size - 6.3 x 4.9 sqm!) - with WIR area and substantial window views - perfect for the grand piano!
- ? Bedroom 3 (substantial size - 4.9 x 6 sqm!)
- ? Second Bathroom with vanity and substantial below-bench storage, large walk-in shower and WC

- 2 Bedroom Fully customized Laundry with laundry chute and basket cupboard, concealed ironing board and exit to drying court (dryer included "as is")
- 2 Under stair storage (wine storage)

#### GARAGING / WORKSHOP-STORE & GENERAL HOUSE:

- 2 Quality window treatments throughout (motorized blinds in dining room area)
- 2 Extra Large Double Garage with drive-thru roller door at rear (door heights: front-2.2m, rear 2.1m)
- 2 MASSIVE Adjoining Workshop / Store (4.4 x 5 sqm!)
- 2 Daikin R/C Ducted A/C (upstairs only)
- 2 Volta Ducted Vacuum system
- 2 Rinai Gas Instantaneous Hot Water System plus Compact Mains Electric Water Heater (Rheem) for Kitchen
- 2 Tinted windows provide energy efficiency
- 2 Security Screens
- 2 Alarm System

#### SPECIFICATIONS / OTHER:

- 2 Year Built: 2003
- 2 Block Size: 672 sqm
- 2 Total Area: 420 sqm (Residence | Garage | Workshop/Store | Porch | Balcony)
- 2 Construction: Fewster & Stone Custom Home Designers - Master Builders
- 2 Land Rates (City of Swan) - \$3,085 per annum (approx)
- 2 Water Rates (Water Authority) - \$1,440 per annum (approx)

This is a unique opportunity to secure an iconic riverside home and infuse your own personal style. Don't miss this opportunity to explore the limitless possibilities this riverfront lifestyle has to offer and to make your dream a reality. Contact Heidi McAtee on 0406 321 770 for viewing times and more information.

Will you be its next Custodian?

#### DISCLAIMER:

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