

# 19 Januk Turn, South Guildford, WA, 6055

## House For Sale

Saturday, 16 November 2024

19 Januk Turn, South Guildford, WA, 6055

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Heidi McAtee McAtee  
0406321770

## A HOME OF DISTINCTION IN THE ENCLAVE WITH EDGY INNOVATION & RESORT-STYLE LIVING

VIEW BY APPOINTMENT - Please call Heidi on 0406 321 770 to arrange your private viewing

Revel in timeless, elegant living on an impressive scale with ultra-premium specifications, an abundance of warm natural light and big street appeal. You can't go past this striking luxury 2009 boutique-built residence!

Capturing the latest trends in design, as well as enduring craftsmanship showcased over two levels, this magnificent home incorporates an upper-level living lifestyle with a spacious open-plan layout and a staggering combined area under main roof covering approximately 382 sqm set out on a generous 540 sqm block.

Meticulously designed throughout with seamless indoor/outdoor living offering the choice of two entertaining Alfresco areas under main roof overlooking a spectacular retreat-style pool area.

With key design and landscaping elements this retreat-style home ever so effortlessly balances itself to its surroundings to reflect your own lifestyle with openness and privacy, or an entertainer's paradise.

Ground level features family living at its best with:

- Impressive grand entry foyer and void with Italian rectified floor tiles and cathedral ceiling including above-door remote blinds
- Large activity area that opens onto the alfresco pool area
- Spacious Theatre is wired for a projector and features luxury carpet and quality window treatments (Theatre could easily double as 4th Bedroom).
- Large Guest Bedroom with semi-ensuite including bath, vanity and glass shower, quality rectified tiles with marble-look border and separate WC. Quality window treatments with sheers and pelmets, large built-in-robe.
- Second Bedroom includes customised built-in robe with sliding mirror doors and additional built-in robe with drawers included.
- Luxury Bathroom with bath, shower and vanity
- Kitchenette featuring 40MM stone benchtops and above & below bench storage
- Large Laundry with customised laundry chute, laundry basket and substantial linen storage
- Secure private garaging for 2 to 3 vehicles incorporating a dedicated workshop space (with drive-through rear roller door to hardstand area)

Upstairs features:

- Quality Blackbutt timber flooring (Big River Architectural)
- Perfect open plan living offers transition to the balcony Alfresco through double-roller glass sliding doors.
- Custom designed built in sideboard and TV stand In Victorian Ash stained in a rich brown tone with glass doors and soft-closing drawers
- Chef's Kitchen features 40mm granite benchtops a 2024 Miele pyroletic oven (minimal cleaning effort) and telescopic runners for easy handling, built-in Delonghi coffee machine (as is), Miele dishwasher (2023), Miele induction hotplate and Miele rangehood.
- Luxury Master Suite showcases (new) soft carpet underfoot, quality window treatments, sheers and pelmets, customised built-in robe - plus a customized walk-in-robe with laundry chute
- Alfresco features stylish rectified flooring and custom made external aluminium shutters, stainless steel fan and external gas bayonet
- Quality window treatments including various motorised blinds
- Luxury upstairs bathroom ensuite with luxurious travertine flooring, rectified tiling, spa bath, semi-frameless shower, double vanity with bevelled mirrors, quality Caesarstone benchtops with ample below bench storage, remote-operated blinds and heated towel rail.

- Luxury upstairs and downstairs bathrooms - each including baths (upstairs bath is a spa-bath) meticulously finished rectified tiles
- Separate powder and vanity with dual door access.
- Office with garden views (could be modified to use this area as a Butlers Pantry / Scullery)

#### Garden and Outdoor:

Simply stunning formal back garden with timeless charm which exudes a sense of elegance and sophistication with its symmetrical layout, clean lines and well-maintained plantings creating a calming and retreat-style atmosphere.

The garden showcases landscaped palms along external retaining wall garden beds creating a statement that demands attention. Together with liquid limestone flooring and colour-matching retaining walls in a realistic natural stone-effect paint finish thus achieving stunning aesthetics and perfect organization.

#### Garden features include:

- Stunning outdoor entertaining with sparkling below ground pool and waterfall feature together with a cabana complete with built-in BBQ
- Feature render
- Fully reticulated
- Plants: Frangipani, Tahitian lime, kaffir lime, curry leaf tree, mandarin tree, red and white seedless grapevines.
- Garden Shed

#### Garaging:

Large double garage with substantial workshop area (that could potentially accommodate a third vehicle) plus bonus automatic electric rear roller door to a purpose-built hardstand area. The garage includes alarm, smart wiring and video intercom.

#### Specifications/Other:

- Year Built: 2009 (Webb & Brown-Neaves Construction)
- Block Size: 540 sqm
- Total Floorplan Area (approx): 382 sqm
- 2 levels of Alfresco design
- Quality Comfort Plus windows create a sanctuary from the elements by reducing glare, heating and providing thermal insulation
- Smart wiring
- Intercom airphone
- Security cameras
- GAS Storage HWS (Rheem Stellar)
- 2 x Fujitsu reverse-cycle ducted Airconditioning Systems (one on each side of the house)
- Garden lighting can be turned on from indoors upstairs and downstairs
- Low maintenance gardens
- Termimesh
- Roof insulation - sonic batts
- Substantial Garaging and Workshop for 2 vehicles (or 3 vehicles if utilizing the workshop space)

Just a short minute's drive to the local IGA and a few minutes further to the historic township of Guildford with a vibrant café and restaurant culture incorporating antique and boutique wares shopping, Guildford Train Station, Guildford Grammar private school (co-ed kindy-Y12) and on the doorstep to the Swan Valley winery region!

Will you be its next Custodian?