

19 Sutherland Close North, Guildford, WA, 6055

House For Sale

Thursday, 28 November 2024

19 Sutherland Close North, Guildford, WA, 6055

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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SENSATIONAL HISTORIC GUILDFORD LOCATION - MINUTES WALKING TO SWAN RIVER, ROSE & CROWN, TRAIN & GUILDFORD GRAMMAR!

Built circa 1970, this beautifully renovated 3 Bedroom, 1 Bathroom Townhouse/Villa is the perfect entry choice into historic Guildford, nestled within a small cul-de-sac and literally footsteps to the famous Historic Rose & Crown Hotel (Est 1841).

Guildford Grammar private school, Guildford Train Station, the NEW boutique Copper & Oak liquor merchants and many dining restaurants, shops and cafes nearly all occupy historic buildings close to this address and the Swan Valley Winery region is within easy weekend cycling (must-do's) over Barker's Bridge.

This quintessential three-bedroom one-bathroom townhouse/villa has a delightful floor plan that flows succinctly with the living, kitchen, meals, laundry and sunroom downstairs and three bedrooms with newly renovated bathroom (by WA Assett, Bathroom Renovators) upstairs.

Each bedroom has a confident use of neutral colours and innate styling with soft carpet underfoot and enjoy upstairs view across historic Guildford landmarks.

Entertain in the open plan living with a newly renovated kitchen, or outside dining in the back garden with family and friends. Simply put, this is a fantastic opportunity to live in a tightly-held enclave in the heart of historic Guildford!

INTERNAL FEATURES:

- Elegant entry into open plan living with wall mounted reverse-cycle air conditioning, ceiling light/fan and showcasing a feature brick wall and stair access behind to bedrooms upstairs
- Kitchen and meals feature new customised kitchen with ample storage, Technika electric wall oven, microwave recess, Technika induction cooktop, stainless steel sink, dishwasher and striking contrast black tapware and matching door hardware.
- New internal hinged doors throughout
- Laundry with storage and access door to drying court (NEW trough & plumbing)
- Separate WC (off Laundry)
- Large Sunroom accessed from the dining area sliding doors
- Storage Hot Water System (Rheem Elec 300L)

UPSTAIRS:

- Large Main Bedroom features wall mounted reverse-cycle air conditioning unit, large built-in storage robe and soft carpet underfoot.
- Bedroom 2 features built-in robe storage, ceiling fan and soft carpet underfoot
- Bedroom 3 is utilised as a study and features soft carpet underfoot.
- Simply stunning bathroom design from WA Asset Bathroom Renovators with floor to ceiling tiling, frameless glass walk-in shower with dual shower head system and large single vanity with stylish above-bench basin allowing plenty of under-bench storage underneath.

GARAGING & OUTDOORS:

- Large back garden for the kids, pets and outdoor entertaining
- 1 x Under Cover Carport
- Garden Shed

SPECIFICATIONS:

Land Size: 182 sqm

Year Built: 1970

Main House Construction: Brick & Iron Roof

Total Area: 122 sqm - Residence - Upstairs & Downstairs including Sunroom (107 sqm), Carport (15 sqm)

Land Rates: 24/25 \$2075per annum (approx)

Water Rates: 23/24 \$984 per annum (approx)

Please note this is NOT a Strata Property

PHOTOS

Surrounding photos depict:

Local Historic Rose & Crown Hotel (Est 1841)

Guildford Grammar School grounds and its Historic Chapel of St Mary & St George (Est 1912) built in English Gothic style.

Barker's Timber Bridge, adjoining Meadow Street on the Swan River connecting to the Swan Valley Winery Region

Our beautiful Swan River, Guildford

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