



## 13 Scott Street, GUILDFORD, WA 6055

(C1900) STUNNING CHARACTER - SENSATIONAL 20M FRONTAGE INCL DOUBLE GARAGING PLUS MASSIVE GABLED ALFRESCO

SOLD by HEIDI McATEE 0406 321 770 this elegant character brick and iron period residence is set on a large 610 sqm block size and comprises approximately 240 sqm of build area, plus an expansive 20 metre frontage that enables the fabulous extra-width double garage to the side! As the owners dream home, this was never intended for sale and the owners had intentions to further extend and reluctantly bring it to market now for its new Custodian!

### FEATURING:

- Simply stunning street presence with traditional white picket front fence, time-honoured front verandah and ornate chimney stacks
- Original panelled door filled with elegant leadlight together with above door fanlight and sidelights
- Elegant central hallway with 11' high ceilings, superb polished jarrah flooring, picture rails, decorative cornicing and decorative light pendant

**TYPE:** Sold

**INTERNET ID:** 19312499

### SALE DETAILS

**\$795,000 to \$845,000**

### CONTACT DETAILS

**Midland Rural**  
14 Clayton Street  
Bellevue, WA  
08 6350 3300

**Heidi McAtee**  
0406 321 770

- Three double bedrooms with exquisite original fireplaces, high ceilings, sash windows, profile skirtings and elegant shutters
- Open plan kitchen, dining and lounge includes polished wide floorboards, an original fireplace, wall mounted R/C A/C, plus a traditional wood fire heater - beautiful for those cosy winter evenings!
- Kitchen and bathroom are weatherboard additions from the previous ownership and the only areas left to renovate. Kitchen features granite bench tops, electric wall oven and gas cooktop. The bathroom features bath, vanity & shower, plus a separate WC
- Lounge room features original fireplace and decorative mantle plus a traditional wood fire that warms the home delightfully in the Winter months.
- Large separate office or study
- Laundry with below bench and linen storage
- MASSIVE and SENSATIONAL customised Outdoor Gabled Alfresco Entertaining - Fully customised with stone benchtops, inbuilt kitchen sink with dishwasher, Ziegler & Brown Turbo Elite BBQ (plumbed gas) and fridge/freezer recess.
- Garaging: Extra Length/Width Double Garaging (1.5m longer than standard, 1m wider than standard and higher set for 4WD, boat etc) with BONUS 20 sqm attic storage above including hoist to suit 100L storage containers. Fully Insulated.
- Gas includes: gas instantaneous hot water system, 2 x gas bayonets in main house, gas cooktop and gas plumbed to Outdoor Alfresco BBQ
- The perfect traditional brick rear garden shed (powered and approx 20 sqm)
- Gated and Fenced
- Room for a Swimming Pool!
- Room for Boat or Trailer
- Additional offroad parking space for the growing family, friends or visitors

Other Details:

Year Built: C1900

Block Size: 610 sqm

Build Area: Approx 240 Sqm (House, Garage, Outdoor Alfresco & Shed/Workshop)

Frontage: 20m

Water Rates 20/21: \$1136/annum (approx)

Land Rates 21/22: \$2370/annum (approx)

This property is NOT heritage listed (Guildford is a historic Town)

Title Details: Lot 127 on Plan 13 (Vol 1593/Fol 849)

Location:

Positioned in a beautiful character street with easy walking to all of Guildford's attractions including prestigious Guildford Grammar Chapel & Private School (co-educational for boys & girls), Helena and Swan Rivers, Our Historic Guildford, Rose

& Crown and Woodbridge Hotels/Restaurants, East Guildford Train Station, and many antique and garden shops.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own inquiries to satisfy themselves in this regard. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

Other features: Close to Schools, Close to Shops, Close to Transport, Fireplace(s), Garden, Secure Parking

- Land Area 610.00 square metres
- Building Area: 240.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Double garage
- Air Conditioning









