



15 Beverley Terrace, SOUTH GUILDFORD, WA 6055

REFINED ELEGANCE AND FLAWLESS CHARM IN GUILDFORD'S (SOUTH) RIVERSIDE PRECINCT!

Every inch of this three bedroom, one bathroom character home evokes an air of sophistication and style, together with its highly sought-after Beverley Terrace riverside address in the South Guildford community, just minutes from Historic Guildford town centre and 15 minutes to Perth's CBD!

This 440 sqm land size is very easy to care for and located in a private cul-de-sac to the River. If you think South Guildford means "planes overhead" think again ... the way the runways are aligned - they don't come directly over this part of South Guildford making it even more desirable!

Behind its elegant white picket fence, this residence has been immaculately and lovingly detailed throughout and features high ceilings, timber jarrah floorboards, an original brick fireplace with white customised book-shelving and storage either side, stunning kitchen, bathroom & laundry and a resoundingly beautiful outdoor entertaining area to watch the changing of the seasons.

FEATURING

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 22476213

SALE DETAILS

\$550,000 to \$600,000

CONTACT DETAILS

Midland Rural

14 Clayton Street

Bellevue, WA

08 6350 3300

Heidi McAtee

- Exclusive River precinct (Beverley Terrace runs adjacent to the Swan River)
- Formal central entry hall with jarrah boards and high ceilings
- Elegant and spacious lounge with traditional brick fireplace opening to kitchen and dining
- Stunning kitchen with Belfast style sink and striking tapware, stainless steel free-standing electric oven with gas cooktop, stone benchtops, pressed tin splashbacks, stainless steel Bosch dishwasher and customised cabinetry
- The Main Bedroom features blinds and soft sheers together with reverse-cycle wall-mounted air-conditioning and large customised built-in robe.
- Bedroom 2 features blinds and soft sheers, a ceiling fan-light and large customised built-in robe and Bedroom 3 to the rear of the home also features another massive built-in robe
- White accent bathroom with heated towel rail, shower over bath and above & below bench storage
- An additional light filled room with multiple uses such as a Study Nook, Music, Utility or Sitting Room
- Elegant Laundry with an abundance of above and below bench storage, storage cabinet and access to separate WC
- 2 Additional and separate linen storage cupboards
- Instantaneous Gas Hot Water System
- Landscaped reticulated lawns and gardens with deciduous crimson spire flowering cherry trees
- Undercover Carport Parking for 2 cars and plenty of additional driveway parking space available
- 3 garden sheds!

SPECIFICATIONS:

House Built: Circa 1963

Land Size: 440 sqm

Lot 271 on Plan 52534, Vol/Fol: 2689/782

Shire Rates (2020-21): \$1850

Water Rates (2019-20): \$895

Gas: Connected (Hot Water & Oven Cooktop)

Deep Sewerage: Connected

This beautiful home is perfectly positioned in a low traffic cul-de-sac which leads to the Swan River and Guildford/Guildford South are traditionally on the doorstep to the gateway of our magnificent Swan Valley Winery Region.

This prime location also offers an immeasurable convenience factor to the arterial roads, prestigious private schools, train stations and airport (for FIFO) which take the rush out of the morning madness and allows you to enjoy a lifestyle that adapts to the

changes and meets the demands of life across the years. This home allows flexibility and freedom to grow happy families and remain in the heart for generations. Create a priceless past, enjoy a beautiful present and find your future here!

To arrange an inspection of this property or for friendly and honest assistance with any of your real estate needs call Heidi McAtee on 0406 321 770.

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Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Fireplace(s)

- Land Area 440.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double carport
- Air Conditioning





