



111 River View Avenue, South Guildford

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UNDER OFFER! Charming Character Cottage in a Peaceful Riverside Pocket

Beautifully maintained and full of character, this charming South Guildford cottage presents a unique opportunity to secure a warm and inviting home in a peaceful, well-held location. Combining timeless features with a flexible layout, the home offers comfortable living with scope to personalise and enjoy for years to come.

Set amongst established gardens and positioned just moments from the river, the property delivers a relaxed lifestyle with a strong sense of privacy and tranquillity. The home welcomes you with light-filled interiors and a functional floor plan designed for easy everyday living.

The central living spaces are cosy yet practical, flowing through to multiple versatile areas that can be adapted to suit a range of needs. The kitchen is well-appointed with ample storage and workspace, while the accommodation is generous in size and filled with natural light.

To the rear, a separate studio adds further flexibility, ideal for those working from home, pursuing creative interests, or accommodating

FOR SALE

Please Call

AGENTS

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AGENCY

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guests. With additional sunroom space and outdoor areas to enjoy, the home offers a lifestyle that balances comfort, character, and convenience.

Positioned close to local amenities, transport links, and within easy reach of the Swan River, this is an excellent opportunity for owner-occupiers, investors, or those seeking a charming home in a tightly held pocket.

FEATURES

- Charming character cottage with timeless appeal built in 1953
- Light-filled living areas with a warm and inviting atmosphere
- Functional kitchen with ample storage and workspace
- Generous bedrooms, all enjoying natural light
- Versatile rear room suitable as a home office, studio, or guest space
- Detached studio located at the rear of the property
- Shed providing additional storage
- Established gardens creating a peaceful outdoor setting
- Quiet, well-maintained street location
- Short stroll to the Swan River and surrounding parklands

LOCATION

- Positioned in a quiet pocket of South Guildford
- Walking distance to the Swan River and local parklands
- Easy access to local shops, cafes, and everyday amenities
- Convenient access to public transport
- Well connected to major road links and surrounding suburbs

OUTGOINGS

- " Council Rates —\$2073 Approx.
- " Water Rates —\$971.67 Approx.

TITLE DETAILS

- Lot 49 on Plan P005847
- Volume 1907 Folio 916

For more information or to arrange a viewing, contact Kira today.

DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID 8G6HNF
Property Type House
House Size 135 m2
Land Area 739 m2
Including Air Conditioning
Toilets (1)
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Window Treatments

Sam Wright 0412 510 223

Licensee & Director | swright.subiaco@ljhooker.com.au

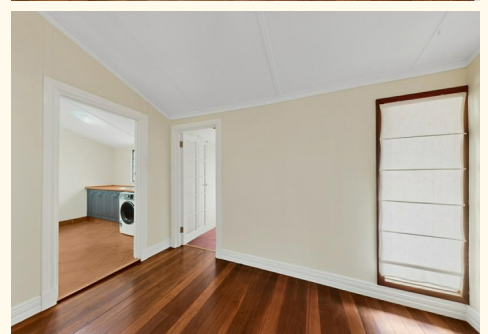
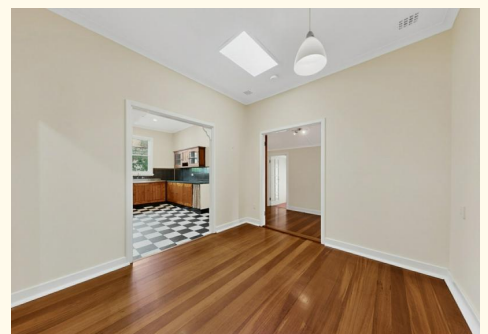
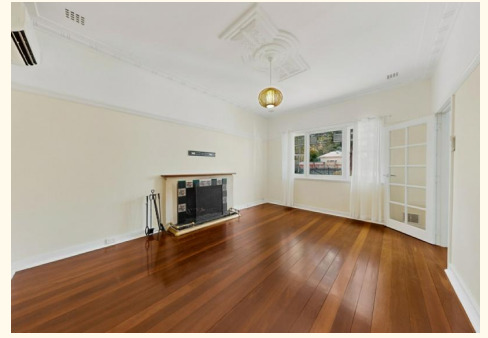
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Residence 99m² | Studio 18m² | Workshop 18m² | Shed 10m² | Terrace 21m² | Porch 7m²

Total Area 173m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and total areas do not include or account for wall thickness or roof area under eaves. CJD Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose.
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