



57 River Bank Boulevard, South Guildford

ARCHITECT DESIGNED SANCTUARY - WALK TO THE RIVER

Perfectly positioned at the end of a peaceful cul-de-sac in the sought-after Olive Grove Estate, this distinctive architect designed home offers a rare blend of character, comfort and functionality.

Just a minute's stroll to the Helena River and River Bank Reserve, and within easy reach of Guildford Grammar School, Guildford café strip, Woodbridge Tavern, Midland Gate Shopping Centre and the airport precinct, the lifestyle here is all about convenience and relaxation.

Designed with timeless features including high ceilings, clerestory windows, (high windows above a window, to allow constant light and fresh air into the home), and exposed timber beams, this home exudes warmth and space.

The light-filled open plan living and dining area flows seamlessly to the alfresco entertaining zone and the tranquil gardens beyond, just perfect for gatherings or quiet evenings at home listening to the birdlife twittering in the trees

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FOR SALE
From \$1,100,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- * Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts <https://prop.ps//8WiStQhSY711>

FEATURES YOU WILL LOVE

- Built in 2007, on a generous 810sqm block
- Architect-designed, double brick construction
- Striking cathedral ceilings and exposed beams for extra architectural appeal
- The main bedroom which is completely separate from all the other bedrooms, has a with study nook, ensuite & walk-in robe
- Expansive open plan kitchen/family/dining area ideal for entertaining
- Large kitchen with stainless steel appliances, dishwasher, double pantry & breakfast bar
- Ceiling fans to all rooms plus two reverse cycle split system air conditioners
- Bedroom 2 and 3 are separately tucked away at the end of the home offering extra private living for older children, or grandparents staying with the family
- Family bathroom has bath, shower and vanity basin
- Separate toilet room
- 4th bedroom, or second lounge/home theatre room in the centre of the home
- Existing laundry has had a kitchenette added to the laundry to allow this section of the home to become a "granny flat" with completely separate access, making this a very viable proposition to generate additional income
- Tons of linen storage in the passage
- Roller shutters to front windows for privacy and security
- Large covered alfresco with ceiling fan
- 2kW solar system
- Remote double garage with double door side entrance for easy access from the garden
- Easy-care cork flooring throughout living and bedrooms
- Fully fenced yard
- 70sqm fenced laneway for extra parking- ideal for caravan, boat or future lap pool
- 5,500L rainwater tank
- 3 phase power to the home

Outdoors, the property continues to impress with separate access points and stunning native low-maintenance gardens complete this inviting lifestyle package.

HOUSE DIMENSIONS

House: 177.64sqm

Garage: 40.26sqm

Alfresco: 19.64sqm

Verandah 1: 8.52sqm

Verandah 2: 4.147sqm

TOTAL: 250.22sqm

Shire rates PA - \$2,668.14

Water rates PA - \$1,314.48

MORE DETAILS

Property ID 5GF4FFB
Property Type House
Land Area 810 m²

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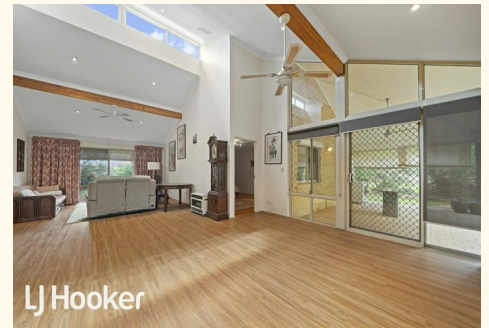
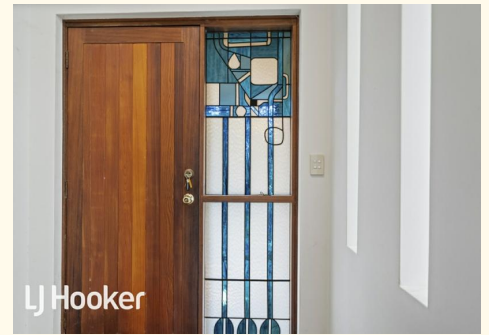
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