



7 Wishbone Drive, SOUTH GUILDFORD

CONTEMPORARY LIVING IN "WATERHALL PRIVATE ESTATE"

In a class of its own, this glamorous 4 Bed, 2 Bath executive family residence in Waterhall Private Estate offers the discerning buyer the epitome of a luxurious and contented lifestyle. With no expense spared, this home is superbly engineered and built with many custom designed extras.

The skillion architecture provides a dramatic and elegant front facade and this elegance continues to emanate throughout the home with double glazed windows and sensational large bedrooms upstairs, a considerable Theatre and an extensive open plan kitchen/family/living allowing for an effortless transition through to the magnificent pool, cabana and outdoor alfresco entertaining.

Perfectly located close to prestigious Guildford Grammar Private School (now co-educational for girls & boys) and just a short stroll to Helena River Reserve. Easy walking to the Guildford Antique & Cafe strip, restaurants and bars and just a short drive to our Swan Valley Winery Region.

DOWNSTAIRS

- Feature oversize front glazed entry
- Impressive blackbutt flooring
- Stairwell also features blackbutt flooring and sophisticated balustrade

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: For Sale

INTERNET ID: 18655534

SALE DETAILS

\$940,000

CONTACT DETAILS

ELDERS WETHERALL REAL ESTATE

83 Whatley Crescent
Bayswater, WA
08 9371 1000

Heidi McAtee
0406 321 770

- Cinema/Theatre is accessed off the Hallway and features translucent glazed double entry doors, a coffered ceiling with jazz 3-step cornice and feature lighting, and luxury soft carpet underfoot
- Separate large Study
- Kitchen forms part of the open plan with living & dining and they all enjoy expansive garden views to the outdoor pool and cabana. The kitchen features stone benchtops, a 900mm s/s oven, rangehood and gas cooktop, s/s split drawer dishwashers, deep double s/s sink and plenty of above and below bench storage.

Laundry includes stone benchtop and plenty of under-bench storage plus a large floor to ceiling linen storage

- Guest Powder Room
- Garage access
- R/C ducted air conditioning

UPSTAIRS

- Double glazed windows feature upstairs
- The superb large Master Suite with a large ensuite and separate WIR. The ensuite features black porcelain tiles, large walk-in shower, luxuriously deep bath, double vanity and separate WC.
- Three additional double size bedrooms (upstairs) all with BIR and soft carpet underfoot
- Second bathroom includes double vanity, walk in shower
- Separate WC
- Spacious Activity area with soft carpet underfoot
- Large linen storage

POOL / CABANA / OUTDOOR ALFRESCO

- Salt water pool with solar heating, automatic chlorinator and water feature with quality glass pool security fencing
- Cedar lined pool cabana with skillion roof design, commercial grade s/s rangehood and wood decking

OTHER

Year Built: 2016

Land size: 487 sqm

House size UMR: 299.49 sqm

Gas Bayonet (outdoor entertaining alfresco)

Hot Water System: Gas (instantaneous)

Tinted windows to front elevation

Double glazing to upstairs windows

Security type: Camera

For any additional information please call Heidi on 0406 321 770 at any time.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, Theatre

- Land Area 487 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Swimming Pool

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- Air Conditioning







