

Sold



5 Januk Turn, South Guildford



A Family Masterpiece on the Swan Valley's Doorstep

This property is for sale by Openn Negotiation (online auction with flexible terms for qualified buyers). Contact Liz Stewart immediately to become qualified and avoid disappointment.

Get ready to be wowed - firstly by the amount of space and secondly by the opulence of this five-bedroom, three-bathroom family masterpiece. Occupying a 524sqm block and with a whopping 289sqm of living space, this spacious double-storey brick and tile home offers three separate living spaces including a formal lounge, theatre room and generous open plan living and dining leading out to alfresco dining.

Built in 2009, It's easy to imagine the entire family, plus extended members and friends, congregating around the spacious gourmet kitchen before flowing outside for a BBQ and a splash in the pool.

Designed with family living in mind, the downstairs master suite is adjacent to the formal lounge creating a lovely parents' retreat while the other bedrooms are upstairs. Luxurious throughout with high recessed ceilings, black granite kitchen countertops and sparkling polished porcelain tiles, this home still feels homely with plenty of separation and spots to chill out and relax.

5 3 2 524 m2

Price	SOLD
Property Type	Residential
Property ID	26866
Land Area	524 m2
Floor Area	289 m2

Agent Details

Jonathan Marlow - 08 9402 2299

Office Details

Xceed Real Estate - Sales
Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia
08 9207 2088

XCEED 
REAL ESTATE

Set within Rosehill Waters, this property exudes country charm. Yet it's a short distance from historic Guildford, the airport, Midland, Swan Valley, main arterial roads and the Perth CBD approximately 20 minutes away. There are several public and private schools nearby as well as parks, public transport and Waterhall Park Shopping Centre. With the many walking and cycling trails meandering along the Helena River, this truly is a gorgeous spot to raise a family without having to sacrifice on your amenities.

You won't want to miss out on this one, so please don't hesitate to contact Liz Stewart at liz@xceedre.com.au or on 0422 247 321 today.

Property features:

- Five bedrooms, three bathrooms
- 524sqm block with 289sqm of living space
- Three separate living spaces – including a formal lounge and theatre room with recessed ceilings and French doors, and spacious open plan living and dining
- Gourmet kitchen with black granite countertops with bench seating, stainless steel appliances including a dishwasher and a gas cooktop, overhead cupboards, double sink, separate pantry and recess for a double fridge
- Downstairs master suite with a walk-in robe, feature wallpaper and an en-suite bathroom with dual vanities, floor to ceiling tiles and a spa bath
- Main bathroom has a bathtub and dual vanities
- Large laundry with loads of storage and bench space and external access
- Alfresco deck with a timber-lined ceiling with downlights and a TV point – perfect for year-round entertaining
- Fenced below ground pool with paving, a pool blanket and water feature
- Reticulated landscaped gardens with easy-care lawn
- Stunning polished porcelain tiles in the living areas with inlay trim and feature pattern in the entrance
- Timber flooring in the theatre room and carpet in the bedrooms and formal lounge
- Recessed high ceilings in the master suite, formal lounge, entry and theatre room
- Grand portico entry
- Split system air-conditioning and ceiling fans in most rooms
- Solar panels
- Double car lock-up garage with additional parking and a shopper's entrance
- Double-storey brick and tile 2009 construction

Location highlights:

- 160m to Kulungar Park and Serpentine Park
- 700m to walking trails along Helena River
- 1.7km to Waterhall Park Shopping Centre
- 2.7km to Woodbridge Primary School
- 2.9km to Guildford Primary School
- 3.2km to Guildford village
- 3.3km to Guildford Train Station
- 3.5km to Governor Stirling Senior High School
- 4.3km to Lilac Hill Park
- 4.5km to Guildford Grammar School

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.