


## Unit 6, 138A Queens Rd, South Guildford







### Federation-style Beauty Overlooking River Wetlands

With authentic period features throughout this gorgeous Federation-style residence, you'd be forgiven for thinking it had been standing for at least a century. The 2009-built double-storey property overlooking the Helena River wetlands boasts four bedrooms, three bathrooms, separate internal living areas and a superb alfresco for all-season entertaining.

As you step inside, beyond the tuckpointed red brick and wraparound iron veranda, you'll be captivated by its charming features, from the stunning recycled leadlight door and window panes to the chandelier and architrave in the hallway. The romantic main bedroom features sash windows, an ornate ceiling rose, picture rails and a superb ensuite with timber vanity, marble basin, semi-frameless shower and separate WC.

A central timber hallway, typical of the era, leads to a spacious theatre room with restful blue hues, a recessed ceiling, highlight windows and a gas bayonet. Across the hall, bedroom two also has a private ensuite with a leadlight window, WC, shower and heat lamp. Step down to the light-filled kitchen and dining area, where the high ceilings and wooden floors continue past the staircase to the second level.

A charming blend of rustic and luxurious, you'll find cream-coloured cabinetry, a solid timber workbench, double ceramic basins and an

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| **Price** | SOLD |
| **Property Type** | Residential |
| **Property ID** | 28498 |

**Agent Details**

Joe Da Mata - 0406 237 964

**Office Details**

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

impressive Belling gas cooker with double ovens, seven burners, a warming drawer and a grill. There's also a Bosch dishwasher, subway-tiled splashbacks and timber countertops.

Upstairs, you'll discover a teenager's retreat or additional living area, with a sunny tiled balcony providing leafy tree-top views. Two generous bedrooms with triple built-in robes, vaulted ceilings and white shutters share the large family bathroom, where you'll luxuriate in a freestanding oval bathtub.

The north-east facing alfresco area provides an idyllic all-weather space to entertain and relax throughout the seasons. It features a timber-lined ceiling with a fan, built-in cupboards with a bar fridge, a wall-mounted TV, and picturesque wetland views. The easy-care gardens have established trees (including ornamental pears), quality artificial turf, large stepping stones, garden lighting, and retractable shade blinds - as well as a fixed market umbrella for those extra sunny days.

This premium South Guildford location is only a few minutes from Guildford Station, Guildford Primary School, the prestigious Guildford Grammar School and the historic town centre dotted with cafes and local artisans. A little further and you'll be in Midland, Bassendean or into the spectacular Swan Valley, brimming with wineries, distilleries, restaurants and attractions.

Secure this unique property today, and you'll be unwrapping Easter eggs in your new home! Contact Joe da Mata from Xceed Real Estate on 0406 237 964.

Additional features include:

419sqm easycare block Private, quiet position backing onto Helena River wetlands Leadlight panes salvaged from a Fremantle period home Daikin ducted reverse cycle air conditioning Timber doors, door and window frames Red brick and iron construction Skirting boards AV intercom Wine cellar with built-in racks beneath the staircase Ducted vacuuming system Laundry with external access and extra WC Double garage with attic storage and workshop area Large lemon tree Ample guest parking Auto-reticulated gardens Storeroom Instantaneous

Location (approx. distances): 900m Guildford Primary School

2 1.1km Lockhart Park

4km Governor Stirling SHS

1.4km Guildford Station

2.7km Guildford Grammar School

1.1km The Guildford Hotel

2.6km Bassendean town centre

4.7km Midland town centre

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