

Unit 31/12 Loder Way, South Guildford, WA 6055

Sold - 2/02/2022

House 3  2 



LIVING IS EASY.....

.....when you are not a slave to your home every weekend!

If this sounds like you then you need to take a look at this 2015 built two storey abode in the very popular 'Rivers Edge Private Estate' where you are a very short stroll from beautiful public open space and the banks of the Swan River.

Set on a very manageable corner 255sqm block there is plenty to like here with features including:

- * Three good size bedrooms all with robes and ceiling fans (+ reverse cycle air to main bed)
- * Two well-appointed bathrooms + 3rd WC
- * Open plan living area with reverse cycle air
- * Separate lounge with plantation shutters
- * Large kitchen with gas cooktop & electric oven
- * High efficiency gas hot water system
- * LED lighting throughout
- * Alfresco dining area & generous lawn area
- * External storage room

Besides easy access to The Swan River, it's hard to imagine a more convenient location so close to shops, transport, schools, airports and of course just ten minutes from the CBD.

We look forward to meeting you at the Home Open.

Strata Fees: \$154.20 PQ

Shire Rates: \$2370 PA

Water Rates: \$1136 PA

No age restriction applies to The Estate

Listed By

Grant Winning

Open for Inspection

By Appointment.

