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Welcome



111 River View Avenue, South Guildford

**** UNDER OFFER ****

2  2  0 

**** UNDER
OFFER ****

**** UNDER OFFER ****

HOME OPEN CANCELLED

All offers presented on or before 6pm Tuesday 5th November.
The seller reserves the right to accept an offer before the end date.

An east-facing porch and roses behind a picket fence offer a classic welcome to this tranquil home that capitalises on original features while sensitively combining them with modern interventions. High ceilings evoke a sense of openness, leadlight windows scatter prisms of light, and decorative ceiling roses and cornices nod to the past, their deco styling weaving history throughout the home. Timber floorboards across much of the plan bring warmth and polish, and a limited colour palette and split system air conditioning introduce a modern sensibility to create contemporary yet timeless interiors.

What was once a traditional verandah at the rear of the home has been transformed. Now enclosed, it houses a second bedroom, a compact sitting or playroom, and a combined family bathroom and laundry. This clever reimagining of space adds function and flexibility to the home's layout. Adjoining this area is an enclosed porch or mudroom with direct access to a patio and a backyard laid mostly to lawn. Rendered walls give the garden a secluded, courtyard-like atmosphere, perfect for quiet relaxation or outdoor entertaining. The partitioned garage offers further versatility, with the potential for a teens' retreat or studio at the rear and a workshop at the front.

This utterly charming home brims with soul and continues to captivate with its enviable location, just 300 metres from Max Hunt Reserve and the tranquil pathways that trace the banks

of the Swan River.

SCHOOL CATCHMENT

2.7 km ♦ Guildford Primary School

3.6 km ♦ Guildford Grammar

3.9 km ♦ Bassendean Primary School

5 km ♦ Governor Stirling Senior High School

RATES

Shire - \$1907

Water - \$950

FEATURES

- * Charming Cottage Home
- * Jarrah Floorboards
- * High Ceilings
- * Original Ceiling Roses and Cornices
- * Open Fireplace
- * Leadlight Windows
- * Formal Entry
- * Split System AC Units
- * Good-size Kitchen and Dining
- * Enclosed Rear Veranda
- * Mudroom
- * Picket Fence & Gate
- * Carport
- * Garage

General

- * Build Year: 1953
- * Block: 739 sqm
- * Internal Living Area: 99 sqm
- * Total Built Area: 173 sqm

Kitchen

- * U-shaped Laminate Benchtops
- * Pine Cabinets
- * Freestanding Oven
- * Black & White Vinyl Floor
- * Adjoins Dining Room

Main Bedroom

- * High Ceilings
- * Decorative Ceiling Rose and Cornices
- * Leadlight Windows
- * East-facing

Outside

- * Front Lawn and Garden
- * Picket Fence and Gate
- * Courtyard-like Backyard
- * Rear Patio
- * Garage (Partitioned & Powered)
- * Garden Shed
- * Bosch Instantaneous Gas HWS
- * 3 X Fujitsu Split AC Units

LIFESTYLE

- 130 m 📍 Playground
- 200 m 📍 Bus Stop
- 300 m 📍 Max Hunt Reserve & Swan River
- 2.1 km 📍 Guildford Historical Town Centre
- 2.2 km 📍 Guildford Train Station
- 3.5 km 📍 Bassendean Shopping Centre
- 3.4 km 📍 Perth Airport (10 minutes)
- 7.1 km 📍 Midland
- 7.1 km 📍 St John of God Hospital
- 13 km 📍 Perth CBD (20-30 minutes)



Floor Plan



111 River View Avenue, South Guildford

Residence 99m² | Studio 18m² | Workshop 18m² | Shed 10m² | Terrace 21m² | Porch 7m²

Total Area 173m²



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements and any other information shown are an approximate representation only. Measurements and total areas do not include or account for wall thickness or roof overhangs. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the floor plan. Not to be used for any other purpose. www.cliocreative.com.au

Comparable Sales



110 RIVER VIEW AVENUE, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 1 Bath | 1 Car
\$610,000
Sold ons: 31/05/2024
Days on Market: 26

Land size: 819



110 QUEENS ROAD, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 1 Bath | 2 Car
\$707,000
Sold ons: 04/05/2024
Days on Market: 25

Land size: 503



41 GREAT EASTERN HIGHWAY, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 1 Bath | 1 Car
\$730,000
Sold on: 18/09/2024
Days on Market: 51

Land size: 1072



27 GREAT EASTERN HIGHWAY, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 1 Bath | 4 Car
\$750,000
Sold ons: 07/07/2024
Days on Market: 40

Land size: 809



4 WEST PARADE, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

4 Bed | 1 Bath | 2 Car
\$800,000
Sold ons: 04/07/2024
Days on Market: 45

Land size: 1411



3 BRIDGE STREET, SOUTH GUILDFORD, WA 6055, SOUTH GUILDFORD

3 Bed | 2 Bath | 2 Car

Land size: 500

\$915,000

Sold on: 05/07/2024

Days on Market: 53

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Certificate of Title

[Click to Download the Certificate of Title](#)

[Click to Download the Certificate of Title - Sketch](#)

[Click to Download the Plan](#)

Offer Documents

[Click to Download the Offer Pack](#)

[Click to Download the Multiple Offers Form](#)

South Guildford

Waterhall Park





Noah's Playground



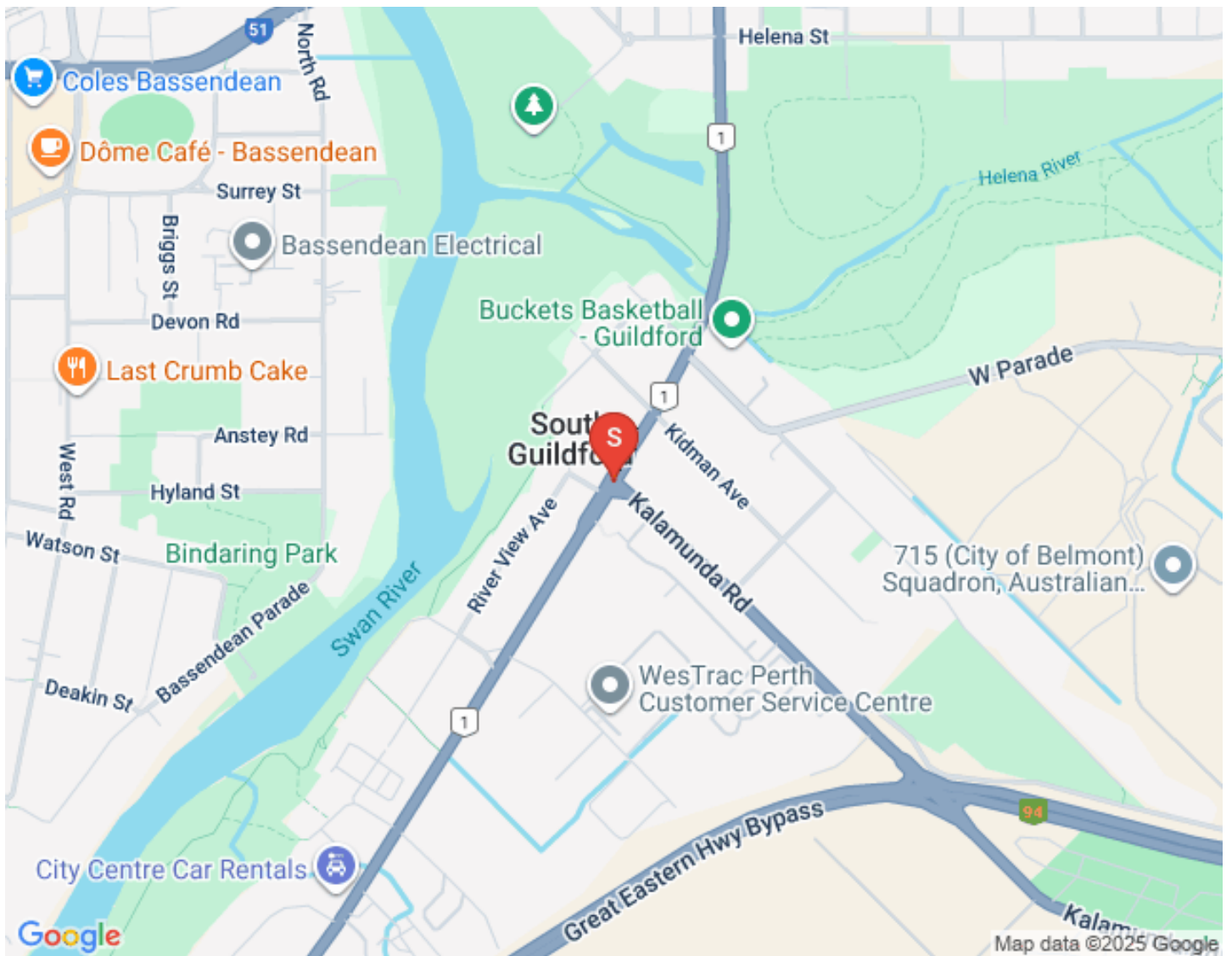
Waterhall Shopping Centre



Guildford Hotel



Guildford Shops and Cafe Strip



Joint Form of General Conditions

2022 General Conditions

JOINT FORM OF GENERAL CONDITIONS FOR THE SALE OF LAND

[View Joint Form Here](#)



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national
REAL ESTATE

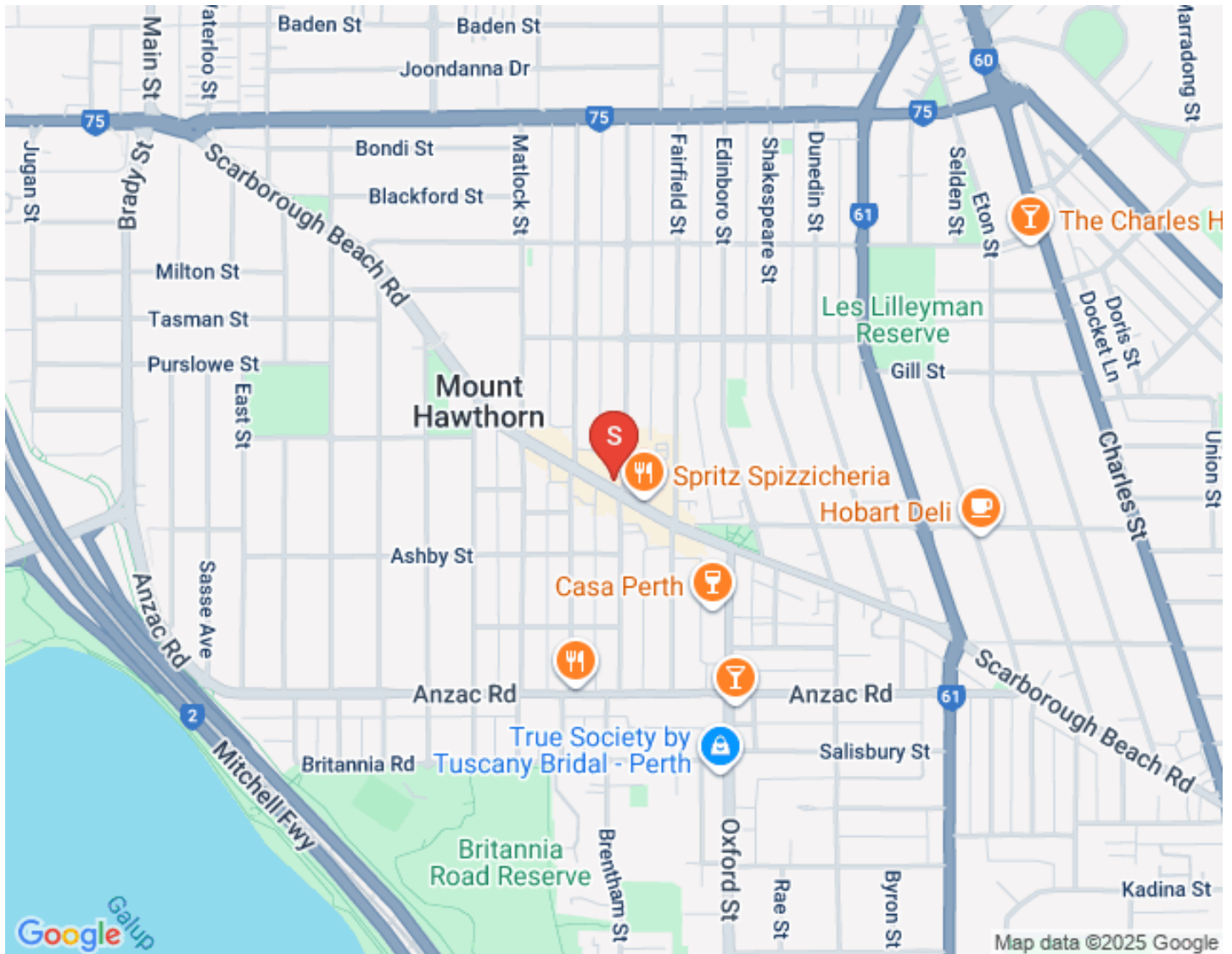
Genesis

Guy King

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Team Genesis



GUY KING

SALES CONSULTANT

0417900315

gking@fngenesis.com.au

Guy brings more than 15 years of real estate knowledge to the Genesis team and a lifetime of business experience. Highly talented, driven and energetic, Guy's deep knowledge of the Eastern Hills, Foothills and Swan Valley markets coupled with his passion to connect with people and his community as a long-term hills resident are just a few reasons why Guy is highly qualified to help you in one of life's more challenging periods; moving!

We are excited that Guy has joined Team Genesis and the wider First National Real Estate family.



JONATHAN CLOVER

DIRECTOR / SALES COACH / AUCTIONEER

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Working within his father's real estate agency since the age of 16, Jonathan has done most roles within a real estate office including pushing a mop and broom around, analyzing marketing and property trends, managing client engagement...

"My dad owns a real estate office in Canada, my grandfather started what became the largest agency on Vancouver Island at the time, my uncle runs one of the largest commercial real estate agencies in British Columbia... it's a genetic disorder in our family" Jonathan remarks.

"A lot of people ask me why I am in real estate?" Jonathan says the answer is simple, "Aside from my faith and family there are 3 things that get me up in the morning. I love meeting and helping people, I value our shared community, and I am passionate about property. This is the perfect industry for me!"

The last decade has seen Jonathan progress from a business consultant within the real estate and business broking industry to the WA /NT State Manager of First National Real Estate, Australia's largest group of independent real estate agents. He is now the Director and Sales Coach of his very own First National Real Estate Office.



RONNIE SINGH

SALES CONSULTANT

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Meet Ronnie Singh, a real estate agent with a passion for helping people achieve their property dreams. With over 8 years of experience in the industry, Ronnie specialises in the southern suburbs, particularly in the sought after areas of Piara Waters, Harrisdale and their surrounds.

Ronnie has a proven track record of successful settlements and countless happy clients who attest to his high level of professionalism and dedication to achieving the best possible outcome. His skilful negotiation and persistence ensure that he consistently achieves the best possible sale price for his clients.

Ronnie is the real estate agent you want to hire for all your property needs. With his knowledge of the local market and commitment to providing exceptional service, you can trust Ronnie to guide you through every step of the buying and selling process. Contact Ronnie today and experience the difference that a skilled and dedicated real estate agent can make.



NISTHA JAYANT

PERSONAL ASSISTANT

njayant@fngenesisis.com.au

Introducing Nistha, our secret weapon in the Southern Suburbs. With a keen eye for detail and a passion for real estate, Nistha serves as a sales assistant to Ronnie Singh, specializing in the sought-after areas of Piara Waters, Harrisdale, and their surrounds.

Nistha's role spans all stages of the sales process, from prospecting to handing over the keys. Renowned for her dedication, professionalism, and unwavering optimism, she has become a favorite among clients and a vital asset to Ronnie's team. Contact Ronnie today and see how experience, people, and process deliver the best possible results for his clients.



DAMIAN MARTIN

PARTNER / SALES CONSULTANT

0432 269 444

dmartin@fn genesis.com.au

"When I first heard that Damian attained his Real Estate sales registration, I knew he would be a successful agent!" says Director Jonathan Clover. "As a defensive player of the year 6 times and 4 time Champion in the National Basketball League of Australia, Damian is used to sacrificing for his team and being dedicated to process. Real estate is no different. It's about making sacrifices and putting it all on the line for the client, and being dedicated to a proven process without cutting corners or letting ego get in the way"

Damian says "I joined First National Genesis because their values (People, Community, Property...in that order) align with my own. I also know how beneficial having the right coaches, trainers and support staff are to becoming the best version of yourself!" Damian also notes that partnering with the company director Jonathan Clover will be great to grow his knowledge of real estate and fine tune his negotiation skills.



MARK HUTCHINGS

SALES CONSULTANT

0416304650

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Mark Hutchings is First National Genesis' first pick in the 2024 draft! After a decade long AFL career, 9 years with our very own West Coast Eagles, Mark has decided to direct the same dedication and hard work to his career in Real Estate. "When we first sat down together, I could tell Mark had a strong business mind, asking good questions and was quick to understand marketing strategies", company Director Jonathan Clover noted. "A reputation of loyalty to his team-mates, commitment to the heavy training regime of being a professional athlete and a very competitive character to get the best outcomes all give me confidence that our clients are in good hands with Mark." Why real estate? Mark's "people first" ethos and keen interest in property have drawn him into the property industry and he has submerged himself gaining a huge amount of knowledge and experience as he works alongside veteran agent and company director, Jonathan Clover.

KAHLA PURVIS

SALES ADMINISTRATOR/MARKETING OFFICER

admin@fn genesis.com.au

Meet Kahla, residing in Heathridge, her journey in real estate is a true testament to hard work and dedication. She began her career as a receptionist, learning the ins and outs of the industry from the ground up. With a passion for growth and an eye for detail, she quickly rose through the ranks, taking on the role of Marketing Manager where she showcased her creative talents and strengthened the online presence of the business. Her organisational skills and commitment to excellence then led her to become our Sales Administrator, where she continues to provide invaluable support to the team. Kahla's path reflects her unwavering drive and ambition to succeed in every aspect of her career.

Recent First National Sales



9 Denmark Loop, South Guildford

4 Bed | 2 Bath | 2 Car

Land size: 489sqm

End Date Process



26 Denmark Loop, South Guildford

4 Bed | 2 Bath | 2 Car

Land size: 401sqm

From \$639,000



16 Houghton Close, South Guildford

3 Bed | 2 Bath | 2 Car

Land size: 570sqm

From \$719,000



28 Kulungar Elbow, South Guildford

3 Bed | 2 Bath | 2 Car

Land size: 376sqm

From \$630,000



4 Claymore Close, Guildford

4 Bed | 2 Bath | 2 Car

Land size: 451sqm

UNDER OFFER



60 East Street, Guildford

3 Bed | 1 Bath | 2 Car

Land size: 593sqm

From \$689,000



18 Gum Grove, Guildford

3 Bed | 2 Bath | 1 Car

Land size: 472sqm

UNDER OFFER



11 Hugh Street, Guildford

3 Bed | 1 Bath | 0 Car

Land size: 372sqm

End Date Process



12 Tauman Loop, Guildford

4 Bed | 2 Bath | 2 Car

Land size: 592sqm

\$1,000,000