

**31 Armitage Close, South Guildford, WA 6055**



**Sold House**

Thursday, 14 December 2023

31 Armitage Close, South Guildford, WA 6055

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 446 m2**

**Type: House**



Pat Rahimi

0413739776

**\$725,000**

Welcome to 31 Armitage Close, South Guildford! This stunning 4-bedroom, 2-bathroom house is now available for sale, offering a perfect blend of comfort, style, and natural beauty. As you step inside, you'll be greeted by a spacious and well-designed layout, providing ample space for relaxation and entertainment. The bedrooms are generously sized, offering plenty of room for the whole family. The bathrooms are modern and tastefully designed, ensuring a luxurious experience. You will feel at home at this newly built, quality built home in the heart of Rosehill Waters Estate. Spacious and modern will suit a wide spectrum of purchasers looking to move into the area. The home perfectly encapsulates the functionality and quality with a true sense of a relaxed lifestyle. Set on a good sized block, just a stone throw to amazing parklands. Feature packed with room to play with an extra large backyard and dream island kitchen is sure to impress the most discerning buyers for the area. Why wait to build. Make a move now. Features Include but not limited to: • 4 bedrooms, 2 bathroom home plus theatre room on 446 sqm block and 228 sqm built area • Brand new with building and appliances warranty • Great gourmet kitchen with walk in pantry • Large rooms with mirrored built in robes • High ceilings throughout • NBN • Solar panels • Master suite with ensuite • Theatre room • ESSE Stone bench tops in the kitchen and bathrooms • Dishwasher • Induction cooktop • Quality sleek modern fittings throughout • Double garage with access to the side • Reverse cycle air conditioning ( Smart System ) • Environmentally conscious design features This home boasts a to-die-for location close to it all. Just 15 Km to the CBD, minutes drive to Guildford Grammar, Guildford train station, Guildford heritage precinct, minutes to Swan River and Swan Valley, Perth Airport. Local shops are a few minutes walk away, a number of dining options are on offer nearby and Noah's Playground is just across the corner with its abundance of pedestrian and cycle paths. The only thing that beats the location is the unparalleled view, green open spaces. It truly is one of a kind! For more information or to arrange a private inspection, please contact Pat Rahimi from Ray White Midland & Hills.