

**51 Rose Street, Armadale, Vic 3143**

**KAY & BURTON**

**House For Sale**

Wednesday, 7 February 2024

51 Rose Street, Armadale, Vic 3143

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Darren Lewenberg  
0398252555



Grant Samuel  
0403132095

## **Auction Thursday 29 February at 6pm**

Situated in one of Armadale's most prized streets, this elegant stand-alone courtyard residence, designed by Wayne Gillespie, is defined by its spacious living and entertaining spaces and offers an effortless, low-maintenance lifestyle. With off street parking, the superbly-presented home welcomes with a gracious entrance hall which introduces the generous proportions and stylish interiors that epitomise this captivating residence. A stunning formal living and dining area is a light-filled sanctuary, thanks to a wall of floor-to-ceiling windows and doors that open to a north-west facing conservatory, a perfect sunny spot to enjoy the verdant courtyard views whilst working from home, or just enjoying the winter sun. The sleek, well-appointed kitchen and casual meals area, offers stone benchtops and breakfast bar, quality appliances including a Fisher & Paykel double Dish Drawer, plus extensive, well designed cabinetry. French doors open to another glorious private light filled courtyard, perfect for relaxing with a morning coffee. Adjacent to the kitchen is the generously proportioned informal family sitting room. A well-fitted laundry and a powder room complete amenity of this floor. Upstairs, three spacious bedrooms are relaxing retreats all with built-in robes. The large sunlit master bedroom leads to a sparkling ensuite with double marble vanity, and is further complimented by a large, signature Wayne Gillespie north facing balcony, allowing the doors to open and let the sun flood in. The second king size bedroom boasts an adjacent powder room and, along with the spacious third bedroom, is serviced by a large family bathroom with bath and heated towel rail. Other features of this peaceful oasis include ample storage with shelving, heating and cooling, reverse cycle split system in the MBR, new carpets, plantation shutters, and secure entry gate. Ideally positioned near to High Street's renowned shopping precinct, the vibrant shops and restaurants of Beatty Ave, tram lines, Toorak station, Orrong and Toorak Parks, excellent schools plus quick and easy access to the Mornington Peninsula freeway.