

**7 Brooking Street, South Guildford, WA 6055**



**Sold House**

Monday, 14 August 2023

7 Brooking Street, South Guildford, WA 6055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 401 m2**

**Type: House**



Audrey Vaslet

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**\$802,000**

For sale via Set Date Sale with absolutely all offers by 4pm Tuesday 22nd of August 2023.\*Contact the team for buyer feedback range.What we love:Is just how classy and comfortable this stunning single-level home actually is, enjoying private rear access for vehicles via Pickering Lane at the very same time.A functional and flexible floor plan is merely an added bonus, with two separate living areas complemented by outdoor alfresco entertaining and a front study – or potential fourth bedroom – that is brilliant in its versatility and can be whatever you want it to be.This sublime residence is accompanied by a wonderful location and the desirable lifestyle that comes with it, nestled only minutes away from shopping, restaurants and medical facilities and very close to the lush riverside parklands, the Woodbridge Hotel, Guildford Grammar School and East Guildford Train Station.Our spectacular Swan Valley, Perth Airport and even the Swan River are also nearby, adding convenience to a magnificent overall package.Prepare to experience some cherished moments and a lifetime of memories in this exceptional abode.What to know:Discover the perfect blend of luxury and functionality here, designed to exceed your every expectation.Features include, but aren't limited to;- 3 bedrooms, 2 bathrooms – plus a study-come-4th bedroom, off the entry- 31 course ceilings throughout including the garage- Gated garden/courtyard entrance- Carpeted bedrooms and study – the latter boasting its own built-in storage cupboard- Spacious front master suite/retreat with a huge walk-in wardrobe- Private master-ensuite bathroom – comprising of floor-to-ceiling tiling, a walk-in rain shower, a sleek stone vanity and a separate toilet- Gleaming wooden floorboards to the central open meals, kitchen and living area, where your family will be spending most of their casual time- Sparkling stone bench tops in the kitchen, under stylish pendant light fittings- Breakfast bar for quick bites- Range hood- Gas cooktop- Separate oven- Microwave nook- Built-in and walk-in pantry storage- Sleek white Bosch dishwasher- Double fridge/freezer recess- Ample built-in kitchen storage- Stacker doors access out to a delightful alfresco-entertaining deck, off the kitchen space- Additional sliding alfresco doors off both the meals and living spaces- Gas bayonet in the alfresco- Feature fireplace – and stone feature wall – in the living room- Separate carpeted theatre room with a media recess- 2nd/3rd bedrooms with full-height mirrored built-in robes- Free-standing bathtub and a walk-in rain shower in the fully-tiled main family bathroom – along with a stone vanity and under-bench storage space- Functional laundry with a broom cupboard, built-in over-head and under-bench cupboard storage, tiled splashbacks and water-temperature controls (for the hot-water system)- Separate 2nd toilet- Built-in hallway linen storage- Ducted reverse cycle air-conditioning- Down lights- Feature ceiling cornices- Feature skirting boards- Solar panels- Easy-care gardens with automated reticulation system- Total indoor and outdoor living area – 250sqm (approx.)- Low-maintenance 401sqm block, with private rear-laneway access into the double lock-up garage – complete with a side storage area, an external/side access door and internal shopper's entry- Off-road parking bays out front – for your guests and visitors to utiliseUnlock the door to your dream home, where all of your desires and aspirations will be catered for.Who to talk to:Adam Ghizzo on 0468 543 021 or [aghizzo@realmark.com.au](mailto:aghizzo@realmark.com.au)Audrey Vaslet on 0411 422 490 or [avaslet@realmark.com.au](mailto:avaslet@realmark.com.au)