

## Kelmscott, 8 Armitage Road

### Big House on Big Block

Tucked away on a quiet, tree-lined street and surrounded by other quality homes, this beautifully transformed five bedroom, two bathroom residence sits proudly on an expansive approx 1012sqm block. Behind a brand new Colorbond fence and electric remote-controlled gate, privacy and peace of mind are assured, while the stunning renovation throughout offers space, style, and exceptional functionality.

As you enter the front yard, you're welcomed by a vast paved area with parking for up to six vehicles, plus a carport and behind a roller door that comfortably fits an additional two or three cars. A raised lawn area adds a touch of greenery and charm to the frontage.

Step inside and you're immediately struck by the inviting atmosphere. To the right, a spacious lounge room features a new combustion fireplace, a built-in TV, and a recently upgraded motor for the evaporative air conditioning system comfort is guaranteed no matter the season. To the left of the entryway, the master suite impresses with its full-



**For Sale**  
From \$819,000

**View**  
By Appointment

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length, floor-to-ceiling built-in robes, offering generous storage and a calm retreat at days end.

The main bathroom is equally well-appointed with twin vanities, a glass-panelled shower, a deep bathtub, and a separate toilet. Further down the hall, the laundry offers excellent functionality with ample storage above and below the benchtop. Another large bedroom with a full-height built-in robe sits nearby, ideal for guests or family members.

At the heart of the home is a well-designed kitchen that will impress the home cook. There's abundant storage both overhead and under-bench as well as a full wall of cabinetry, a breakfast bar, dishwasher, oven, and electric cooktop.

The rear wing of the home is perfect for a growing family, featuring two generously sized bedrooms with built-in wardrobes one with direct access to the main bathroom which a toilet and glass panelled shower and the other room having additional built-in cabinetry for added convenience. A versatile fifth room could easily serve as a second master suite, theatre room, or enclosed games room, depending on your lifestyle needs.

Step outside and discover an entertainers paradise. A huge patio overlooks beautifully landscaped, terraced gardens that have been lovingly maintained. Lush lawns, a selection of fruit trees, and flourishing garden beds with rows of festoon lighting for night time reflect the owner's dedication and care. There's also an approx 8m x 6m powered workshop ideal for the hobbyist, tradie, or those needing extra storage.

Every inch of this remarkable property speaks to quality, comfort, and thoughtful design. Homes of this calibre, on blocks of this size, are increasingly rare dont miss your opportunity to secure a true gem.

For more information or to arrange a viewing, contact Brian 0438 333 341.

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## More About this Property

<b>Property ID</b>	8UBHA2
<b>Property Type</b>	House
<b>Land Area</b>	1012 m2
<b>Including</b>	Evaporative Cooling Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

**Brian Scott 0438 333 341**

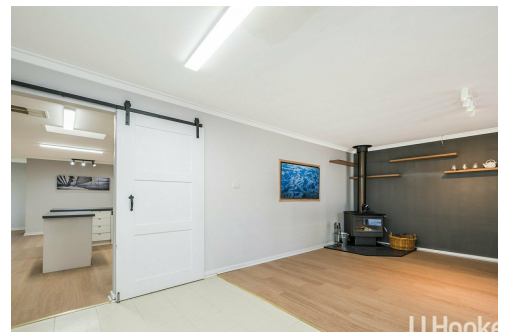
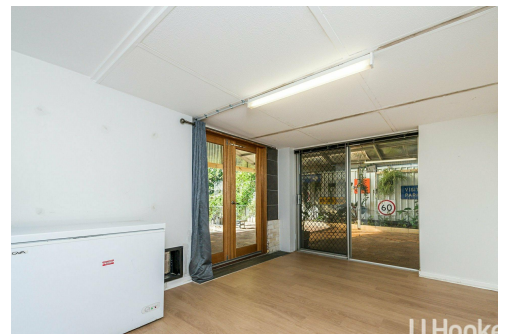
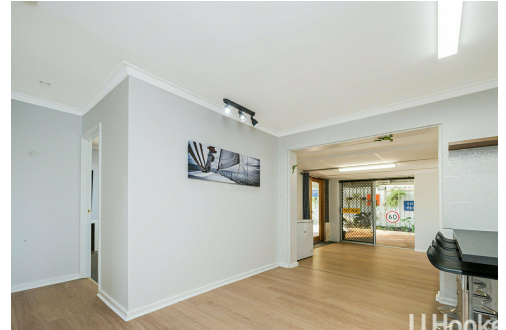
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