



### 36 Gentle Circle, South Guildford 6055

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

APPROXIMATE BUILT AREAS	
BUILT AREA	: 162 m <sup>2</sup>
LOFT	: 34 m <sup>2</sup>
GARAGE	: 35 m <sup>2</sup>
VERANDAH	: 6 m <sup>2</sup>
TOTAL AREA	: 237 m <sup>2</sup>



36 Gentle Circle South Guildford, WA



## "Exquisite Double-Storey Splendor: A Crown Jewel of Refined Elegance"

Gracefully situated in one of South Guildford's most esteemed neighborhoods, this magnificent double-storey residence is ready to be yours. Upon entry, you are greeted by a grand foyer featuring soaring ceilings that harmoniously blend contemporary design with classic Victorian sconces.

The expansive open-plan living area, which extends from a well-appointed kitchen to a vast entertainment space, offers an ideal setting for hosting guests. The modern kitchen is outfitted with a gas cooktop, elegant benchtops, accent lighting, and ample cabinetry, seamlessly transitioning into a formal dining area adorned with charming chandeliers.

The generously sized master suite, featuring plush carpeting, boasts a chic ensuite with sophisticated tiling, a separate bathtub, shower, and toilet, along with a spacious walk-in robe. The main bathroom, with its stylish design, is also a highlight.

**Price:** OFFERS FROM \$800,000 PRESENTED

**Council Rates:** \$2,680.00/year (approx)

**Water Rates:** \$1,271.00/year (approx)

**Abdullah Al Nour** **Shivam Valdi**

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