

# 1/19 Calrossie Avenue, Montmorency, Vic 3094

## Sold House

Saturday, 4 November 2023

1/19 Calrossie Avenue, Montmorency, Vic 3094

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 471 m2

Type: House



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**\$1,430,000**

Expressions of Interest - Offers closing Tuesday 31st October at 5.00pm (unless sold prior.) This stunning architectural residence is as fascinating as it is functional. Captivating, with unique street appeal, it boasts stunning feature hardwood floors, soaring ceilings and an abundance of natural light - exuding warmth and elegance from every corner. Meticulously maintained, the thoughtful, considered architecture shines through, offering a versatile and intelligent floor plan that suits any life stage - young family, growing family, executive couple, or downsizers - this property melds seamlessly around any lifestyle. The main living zone is an area to behold. It's nothing short of a fabulous living space with north-facing windows, towering ceilings, LED lighting and quality window furnishings creating a subdued yet elegant décor. This magnificent space is further enhanced by a stunning outdoor terrace with a Vergola system, fitted blinds for shade and privacy, and connected gas mains for the BBQ. A beautifully designed kitchen with waterfall stone tops, dark cabinetry, premium Ilve gas cooker and rangehood, and top of the line Bosch dishwasher, forms the anchor for the living and dining precinct, ensuring the chef is always part of the entertainment. The master suite is a true oasis with incredibly tall ceilings, quality wool carpets, and a Scandinavian-inspired ensuite, designer vanity, heated towel rail, and an enormous fully fitted walk-in robe. A versatile study easily doubles as a bedroom with built-in robes and views over the garden, making it the perfect home office at the front of the home. Additional features include a powder room with a designer vanity. Downstairs, you'll find an extra living space with wool carpets and blinds, it's cosy yet spacious, and makes for a wonderful teenage retreat, kids' playroom or simply a place for relaxation. There's also significant space under the stairs for storage, or perhaps a great spot to cellar wine. Two substantial bedrooms, both with TV and internet connections, are spacious and offer private garden views, and are serviced by the big family bathroom that includes a full-size bath and designer vanity. Outside, the back garden is a sanctuary with raised vegetable plots, winding paths, fruit trees, and 5000 litre water tank with a pump for garden irrigation, all within a totally secure setting. Practical amenities include a ducted vacuum system, a top-notch security system, gas hydronic heating, solar hot water, full insulation (including some internal walls), a big laundry equipped with fitted cabinets and storage and an evaporative ducted cooler, plus, split system air conditioners provide personalized climate control. There's off-street parking in addition to a double garage which also boasts an excellent workshop area for those who like to tinker. Located in a superb, coveted neighbourhood, just moments away from the delightful Montmorency village, a brand-new train station, excellent schools, endless walking and cycling trails, and lush parklands. Offering a unique blend of sophistication, comfort, and natural beauty, this is a home that is one out of the box, incorporating form, function, and style.