

**1 Sargood Street, Toorak, Vic 3142**

**KAY & BURTON**

**House For Sale**

Wednesday, 17 April 2024

**1 Sargood Street, Toorak, Vic 3142**

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Tom Staughton  
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Nicole Gleeson  
0414809221

## Expressions of Interest Closing 14 May at 5pm

Architect-designed at a premier address for light-filled executive living, this beautiful residence is a stunning achievement of space, luxury and contemporary style enveloped by layers of greenery. Rising from its exclusive Sargood Street surroundings, a striking modern profile with automatic gates introduces a sophisticated modern interior with expansive glazing designed for flexible, light and airy relaxation enhanced by glorious garden aspects throughout. Large-scale travertine floor tiles line a wide entrance hallway leading to a marble-vanity powder room before towering steel and glass doors that open to a versatile entertainment room ideal for sizable casual or formal gatherings with its gas fireplace, bespoke timber bureau bar with Vintec wine fridge and custom-designed wall storage. Further is a separate laundry and understairs storage as well as a utilities light court. First-floor accommodation complemented by an immaculate bathroom comprises two front bedrooms with built-in robes including the second with a private ensuite, an executive study or bedroom, and an extra-spacious main bedroom bathing in north light that boasts a ceiling fan, walk-in wardrobe area and a luxurious twin ensuite integrating an oversized shower, separate bath and heated towel rails. At the rear soaking up the sunshine and a leafy outlook is a superb open-planned family living and dining room (gas FP, entertainment unit) on wide oak floorboards extending to a premium marble-encased gourmet kitchen ready for every and all occasions with its top-line Miele appliances, copious soft-close storage and huge island breakfast bench. Just outside facing north is a lush and tranquil landscaped oasis highlighted by an alfresco terrace, retractable awning and private night-lit garden with a drip irrigation system. Excellent appointments delivering optimum comfort include ducted heating and cooling, speaker system, security alarm, video intercom and internal remote-control double garage. An enviable low-maintenance lifestyle opportunity in a highly-prized pocket, this compelling designer home offers easy access to the nearby Toorak and Hawksburn Villages, primary and private schools, train station, trams, Monash freeway, Yarra River trails and parklands.