

**10 Stonington Place, Ringwood, Vic 3134**



**House For Sale**

Tuesday, 21 May 2024

10 Stonington Place, Ringwood, Vic 3134

**Bedrooms: 4**

**Bathrooms: 3**

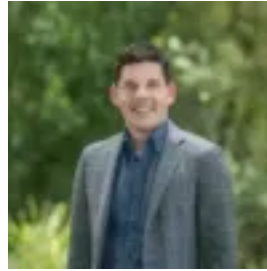
**Parkings: 2**

**Area: 799 m2**

**Type: House**



Neo Wei  
0398706211



Jacob McGlinchey  
0398706211

## **\$1,450,000 - \$1,550,000**

Showcasing magnificent renovated spaces across two expansive levels, and boasting soaring cathedral ceilings to create a stunning sense of space and light throughout, this enviable family residence promises an effortlessly impressive lifestyle in tranquil leafy surrounds. Enjoying an exceptional location within a peaceful cul-de-sac, mere metres from Kalinda Urban Forest, the home is set within easy walking distance of buses, Kalinda Primary School, Towerhill Reserve Playground and Oban Preschool. Situated just moments from Yarra Valley Grammar, Luther College, Good Shepherd Primary School and local McAdam Square shopping, and zoned for Melba Secondary College, the location is also close to Ringwood North shopping, Eastland Shopping Centre, Croydon shopping and Burntbridge Coles, a short five-minute drive away. Poised high above the street amidst colourful landscaped gardens, and framed by a grand portico entry with double front doors, the impeccably presented residence features lofty high ceilings on both levels. A spacious living room encompasses an elegant recessed sitting area, with full height windows bathing the space in abundant natural light. A generous separate open plan living and dining area includes a wet bar for effortless entertaining, and flows out to an expansive backyard comprising a sundrenched north facing paved dining patio, a manicured family-friendly lawn, lush established garden borders, and an impressive MSF sports court with a top-of-the-line adjustable Goalrilla basketball ring. The exquisite gardens feature 15 varieties of rose in vibrant tones of pink, white, yellow, red, purple and apricot, as well as beautiful variegated roses, offering delicious scents throughout spring and summer. Mature walnut trees attract local native wildlife, while lush purple convolvulus flowers cascade down the stone retaining walls to create a panoramic display of colour. The gardens are designed to be low maintenance, with an automatic water system controlled by either the wall-mounted unit or directly from a smartphone. The stylish contemporary kitchen features stone waterfall benchtops with a large island, extensive soft-close drawer storage, a sleek Franke matte black sink, and premium appliances including a stainless steel dishwasher, a Miele oven, and an AEG induction cooktop. Secluded on the upper level, an enchanting mezzanine retreat living area leads out to a generous private balcony, boasting stunning panoramic views towards distant mountains. The master bedroom offers direct balcony access, and features an impressive resort-style fully-tiled open plan ensuite with a twin stone vanity and a frameless glass waterfall shower. Two additional bedrooms on the first floor are each equipped with built-in wardrobes, and are complemented by a charming attic study space / playroom, and a luxurious central bathroom with floor-to-ceiling tiling, a frameless glass waterfall shower, an LED heated mirror, and a semi-freestanding soaker bathtub. Positioned on the main floor for harmonious multi-generational living or guest accommodation, a fourth bedroom is set alongside a luxe fully-tiled bathroom. Freshly painted and featuring both hardwood flooring and elegant timber-effect tiled floors, the home also includes gas ducted heating, split system air conditioning, LED downlights, stylish feature pendant lighting, a laundry with good storage and direct outdoor access, and a remote double lock-up garage with an exposed aggregate driveway. Disclaimer: The information contained herein has been supplied to us and is to be used as a guide only. No information in this report is to be relied on for financial or legal purposes. Although every care has been taken in the preparation of the above information, we stress that particulars herein are for information only and do not constitute representation by the Owners or Agent.