

**11 Annetta Avenue, Ashburton, Vic 3147**



**Sold Townhouse**

Wednesday, 23 August 2023

11 Annetta Avenue, Ashburton, Vic 3147

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 326 m2**

**Type: Townhouse**



Grant Kersley  
0418516536



Dean Ponton  
0450345265

**\$2,300,000**

Displaying distinguished contemporary design spanning over 25 Squares (approx.) of interior space, this bespoke and brilliantly executed boutique town residence in a premier Ashburton pocket accomplishes an exclusive and enviable lifestyle. Accentuated by rich dark wood floating floors, elevated ceilings, striking pendant lighting and high-quality natural materials, the layout lends itself to light-filled proportions, versatile living and luxury inclusions to create ultimate family comfort. A stunning solid timber front door reveals the wide entry hall with mirrored feature wall flowing to the generous open living/dining domain that enjoys northern exposure throughout the day and a chefs kitchen outfitted with stunning Alba marble countertops, tiled splashback, mirrored cabinetry and top-of-the-line Smeg appliances including induction cooktop, effortlessly transitioning out to the paved alfresco entertaining area and low-maintenance, landscaped gardens. A spacious second master suite with study nook and sleek tiled ensuite, chic powder room and European laundry comprehensively complete the ground floor. Retreat to the upstairs living quarters, where the indulgent oversized master suite features a private balcony enjoying leafy outlooks, large walk in robe and spa-like ensuite showcasing floor-to-ceiling/feature tiles, dual stone topped vanity and freestanding deep soak tub. Two further bedrooms equipped with mirrored robes and built in desks connect to the deluxe two way bathroom, plus a generous 2nd living zone/teenage retreat. Additional highlights include Bravis ducted heating, refrigerated cooling, 6-star energy rating, ceiling fans, video intercom, Bosch security system, double remote garage with internal access/side access and generous off-street parking. Only 5 years young and positioned in one of Ashburton's finest streets, local attributes include Gardiners Creek Trails, Darling & Watson Parks, Ashburton Village, Chadstone Shopping Centre, Solway Primary School, Estrella Kindergarten, Alamein, Darling & East Malvern Stations plus convenient access to CityLink.