

11 Little Valley Road, Templestowe, Vic 3106

House For Sale

Tuesday, 30 April 2024



11 Little Valley Road, Templestowe, Vic 3106

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1440 m2

Type: House



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\$2,300,000 - \$2,500,000

Presenting meticulous renovations and an impeccable focus on detail, this distinguished family residence epitomizes contemporary elegance and luxurious craftsmanship. Positioned on a substantial 1,140 sqm (approximately) plot in an exclusive enclave within Templestowe, the home harmonizes its expansive design and remarkable finishing touches with a genuine ambiance of tranquil seclusion, offering an exceptional lifestyle at an enviable location. Step into the inviting ambiance of the North-facing wraparound verandah adorned with wrought-iron grillwork, and enter the split-level ground floor where you'll be greeted by the captivating exposed brick and timber floors. The grand formal lounge takes center stage, anchored by an impressive brick fireplace. Transition into the exquisite open living space, sprawling over in-slab heated floors, seamlessly connecting from the pristine new kitchen (featuring premium stainless steel Ilve oven and gas cooktop, Bosch dishwasher, expansive wraparound breakfast bar with a seating area, and a walk-in pantry) to an elegant formal dining zone, a cozy living area, and into an expansive family room highlighted by a bay window seat. This living area unfolds onto a heated outdoor entertainment space and an alfresco kitchen featuring a brick pizza oven and high-end BBQ. This outdoor oasis overlooks a stunning solar-heated, salt-chlorinated swimming pool, bathed in sunlight, accompanied by inviting decking, and framed by well-established hedges, collectively creating an atmosphere of privacy and retreat. Journey to the upper level to discover four bedrooms, with the primary suite adjoining a gleaming ensuite with a shower, while the three additional bedrooms all offer built-in robes. The ground floor accommodates a fifth bedroom/study, a bathroom on the upper level, a powder room downstairs, a dedicated laundry, storage facilities, hydronic central heating and cooling, a storage room, and a double carport. This superb location is discreetly nestled near the cul-de-sac's end within a prestigious Templestowe locale. Conveniently close to Templestowe Village, as well as nearby parklands and scenic walking trails at Westerfolds Park and Ruffey Lake Park. Zoning includes Templestowe Park Primary School and Templestowe College.