

# 11 Pygmalion Rise, Warrandyte, Vic 3113

 Real Estate

## House For Sale

Monday, 22 January 2024

11 Pygmalion Rise, Warrandyte, Vic 3113

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 4082 m2

Type: House



Traci Stella  
0407533281



David Moskovic  
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**\$4,400,000 - \$4,600,000**

\*Inspections by appointment only EXPRESSIONS OF INTEREST CLOSING TUESDAY 27th FEBRUARY AT 3pm (Unless Sold Prior)An enviable lifestyle of unsurpassed privacy and luxury, this palatial family residence situated on 4,082sqm (approx.) is the perfect balance of opulence and effortless liveability.Drawing influence from Palm Springs, American Craftsman, and Eastlake architecture, the home boasts a north-focused single level floorplan meticulously appointed to deliver an unparalleled resort lifestyle, perfect for relaxed family living and entertaining on a lavish scale. A sweeping circular driveway embraces the grand front façade, with its spectacular stonework and portico which is sure to leave a lasting first impression. A stately entrance flanked by an elegant formal lounge & dining with soaring vaulted ceiling and fireplace provides a fitting introduction to this elegant home. Undoubtedly, the heart of this magnificent home is the lavish open plan living area that showcases lush vistas through expansive windows. It comprises a large meals area, a relaxed family room with gas fireplace, and bespoke kitchen boasting an abundance of storage, stone benchtops, butler's pantry, 90cm Italian oven and integrated dishwasher and fridge/freezer. This space connects to a separate recreation/media room with a custom-built bar and space for both a billiards table and home theatre. The opulent hotel-style master suite is zoned for privacy and offers an incredible outlook with direct access to the impressive pool and alfresco. Including designer ensuite that brings the outdoors in and custom dressing room. This private retreat offers the ultimate parent's hideaway. There is also a separate home office and three additional bedrooms, serviced by the main bathroom with marble feature wall and freestanding bath.A remarkable sun-drenched, glass-walled entertainment room provides the ideal setting for large groups to enjoy breathtaking views of this acreage property in every season. Complete with vaulted recycled timber ceilings, cooking facilities including Wolf grill and teppanyaki cooktop, fireplace and direct access to the impressive resort-inspired swimming pool/spa, poolside alfresco with built in BBQ, and floodlit mod grass tennis court. Architect designed landscaping features garden lighting, separate entertaining zones, and a central firepit courtyard with reclaimed timber seating which is sure to impress. A freestanding studio complete with bathroom, sauna and WIR provides versatility to be a fifth bedroom for teenagers or guests, a pool house, gym, or large home office.Masterfully designed to accommodate every requirement of modern living, the list of features are extensive. Enjoy keyless entry, oversized double garage, CCTV security, reverse cycle heating/cooling, solar and gas pool heating, and double-glazed windows throughout. Completing the appeal of this extraordinary residence is its coveted position, enhanced by the exclusivity of a no-through road. It rewards those seeking a winning location close to Warrandyte Village, the Yarra River, walking or cycling trails, and offers easy access to well-regarded local and exclusive private schools, bus transport, The Pines Shopping Centre, Westfield Doncaster Shopping Centre and the Eastern Freeway.