

**11 Rogers Avenue, Brighton East, Vic 3187**



**House For Sale**

Monday, 22 April 2024

**11 Rogers Avenue, Brighton East, Vic 3187**

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 5**

**Area: 638 m2**

**Type: House**



Calvin Reid

0413878860



Shane Siemers

0418501941

**\$2,750,000 - \$3,000,000**

Expressions of Interest closing Tuesday 21st May at 3pm Step inside and experience the cutting edge advantage of this revamped six bedroom three bathroom Art Deco home. Performing well in excess of a 7-star energy rated home, this double brick beauty uses uPVC double glazed 'Tilt and Turn' windows and doors, 9kw approx. solar with two Tesla batteries, high grade insulation and hydronic heating to give it a supreme level of comfort and efficiency. Thoroughly renovated while retaining authenticity in the original rooms, this extensive haven enjoys a charming lounge with brick fireplace, an expansive family dining area, a downstairs main bedroom with built in robes and adjoining skylit bathroom, a double sized second downstairs bedroom (robes), a thoughtfully designed laundry (guest toilet) and a light filled family living area. The custom granite kitchen has an amazing wealth of 2pac cabinetry, an array of Miele appliances (Teppanyaki grill), a Billi filtered water tap and plumbing for your fridge. A servery window and set of sliding stacker doors transition to the brilliant enclosed alfresco room which features a granite barbeque kitchen (includes induction cooktop) and automated ceiling shades. The kids will love having their own upstairs domain with a sun bathed retreat area, three large robed bedrooms, a vogue underfloor heated bathroom and a north facing decked balcony. Beyond the lush lawn and covered patio, you will find the impressive studio - complete with Murphy bed, wet bar, sparkling ensuite and storage - ideal for guest accommodation or to work from home. Hi tech with keyless entry, CCTV and video intercom, this smart and secure home is enhanced with Nordic blinds, engineered timber floors, Italian tiles, feature lighting, TV cabling, individual room reverse cycle air conditioning, in roof storage, under stair storage, garden irrigation, a garden shed, a deep insulated auto garage/workshop and abundant secure parking on the honed bluestone paved driveway behind a cantilevered auto gate. In a prized Gardenvale Primary School zone, metres to the Hawthorn Road tram and Melbourne Montessori School, while so close to local cafes and eateries, Hurlingham Park, Hurlingham Preschool and the 626 bus.