

# 12 Lloyd Court, Templestowe, Vic 3106



## Sold House

Wednesday, 12 June 2024

12 Lloyd Court, Templestowe, Vic 3106

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



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**\$2,400,000**

A vision of architectural elegance and modern style with grand double-door entrance, dramatic ceilings and expansive proportions throughout, this amazing cul de sac home holds prominence in a coveted school catchment minutes to all your needs. Magnificent solid timber detail enriches the large and airy rooms of a thoughtfully devised floorplan in this quality constructed owner builder home. Securely gated for peace and privacy, formal relaxation is enhanced by a GLF set in pristine marble mantle. Parquetry floors carry you from the impressively proportioned, light saturated family/meals, GLF, through to the rumpus with integrated wetbar incl. fridge. A sophisticated granite kitchen with glass splashbacks, s/s appliances incorporating dual oven, Miele 5 burner gas cooktop and brand new Bosch dishwasher with WI pantry providing ample storage. Both casual domains combine beautifully with a covered entertaining balcony and expansive backyard, privately set behind established conifers to get the most out of your low maintenance garden. Wonderfully accommodating with 5 robed bedrooms that offer further flexibility with bedroom No.5 a potential guest room or study. Complemented by 2 bathrooms and 2 powder rooms. A lavish master suite with dual entrance doors is a stunning example of tailor made luxury. Boasting a fully fitted WIR and ensuite with double granite vanity/dual frameless shower plus bath (sep WC) and custom designed mirror. Downstairs a large utility room/home office/gym adjoins a powder room and garage for potential deliveries. Walk to Serpell Primary and minutes to zoned East Doncaster Secondary. Close to Carey Grammar and Donvale Christian College. Central to The Pines, Jackson Court restaurants, Westfield and Donburn shopping precinct. The city, airport and private school buses depart 5 minutes away and it's just moments to Ruffey Lake Park, the freeway and Eastlink. Further comfort and security afforded by zoned GDH, refrigerated cooling throughout, quality window furnishings, hardwood timber doors and stairs with BI lighting, CCTV and security system with video intercom gated entrance, cloak cupboard/storage with automated lighting, laundry with chute and separate drying cupboard and internal entry DLUG with remote.