

# 12 Roycroft Close, Glen Waverley, Vic 3150

## House For Sale

Thursday, 30 May 2024



12 Roycroft Close, Glen Waverley, Vic 3150

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 783 m2

Type: House



Heng Lim

0457819188



Louis Lin

## Contact Agent

Harmonizing modern style with sunlight and space, this architecturally designed 51 square approx. home was purposefully curated by a Feng Shui master to balance the essential elements that drive positive energy and enhance your everyday life. Oriented to engage with northerly sunshine, the home's lavish dimensions feel at one with the outdoors and entice you through to a glamorous kitchen hub with stone benches, a lengthy breakfast bar, integrated wine fridge, Wolf gas and induction stovetops, Gaggenau fan forced oven, Gaggenau steam oven, warming drawer, semi-integrated Miele dishwasher, Zip tap and concealed Sub-Zero fridge/freezer, accompanied by a Gaggenau and Miele equipped butler's kitchen. European Oak flooring connects you with the generous dining zone boasting a bespoke pendant light and garden aspects that adds to the home's Feng Shui energy. 3.8m high ceilings add an extra element of height to the lounge room where a gas fireplace warms winter nights and stacker sliding doors with hidden centaur flyscreens (which can be rolled out if needed) opening up two walls from lounge room and one wall from kitchen onto an alfresco zone with gas fireplace, built-in BBQ, speakers, paved entertaining space and solar heated inground pool, while the landscaped gardens include a sunbed and vegetable gardens. A large picture window in the study/4th bedroom draws your eye out to the pool, while a gym with 4-meter-high raised ceiling featuring highlight windows, fully equipped theatre, powder room and stone benched laundry with laundry chute, pull out hidden ironing board complete the ground floor dimensions. Glass balustrades and open tread stairs enhance the home's flow of energy and are complemented by a lift that guides you upstairs to a rumpus room with hidden wet bar and the three robed bedrooms. Including one bedroom with walk-in-robe and ensuite effect access to the main bathroom plus the master suite with huge, fitted walk-in-robe and lavish ensuite with hydronic heated towel panels, extra electric heated towel rail, twin vanities, discreet toilet, rainfall effect shower and freestanding tub. Relishing home automation for lighting, blinds, hydronic heating and ducted heating/air conditioning, along with the premium appointments of thermal double glazing, alarm, video intercom, storage shed plus a double garage with internal access and storage area. Exceptionally placed in the Mount View Primary and Brentwood Secondary Zones, near Caulfield Grammar, Jells Park, the new Glen Waverley sports hub including 18 state-of-the-art tennis courts, 18-hole golf course, softball ovals plus Waverley Netball Centre boasting multiple indoor and outdoor courts, The Glen Shopping Centre, buses, Glen Waverley Station and freeways. \*Please Note\* AUV Real Estate may refuse to provide further information about the property should you prefer not to disclose your Full Contact Details including Phone Number. Photo id required upon entering the property.