

**12B Lincoln Drive, Bulleen, Vic 3105**



**House For Sale**

Thursday, 11 April 2024

12B Lincoln Drive, Bulleen, Vic 3105

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

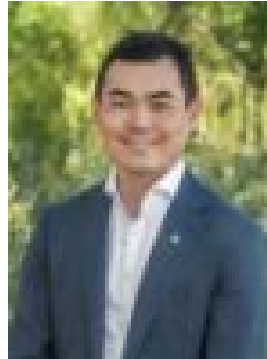
**Area: 421 m2**

**Type: House**



Frank Perri

0414680483



Edison Kong

0435841615

**\$1,780,000 - \$1,950,000**

Boasting exquisite luxury finishes across an impressive 41 square floorplan, this brand new opulent free standing residence presents a flawless layout for discrete multi-generational living, with oversized master bedrooms on each level, and an enviable marble and Bosch-equipped entertainers' kitchen. Offering private rear gate access to Lilian Reserve and Playground, and poised just a stroll from Bulleen Plaza Shopping Mall, buses and leafy Yarraleen Reserve, the home is also positioned mere moments from Macedon Square, Westfield Doncaster and Heide Museum of Modern Art. Zoned for Templestowe College (2023 Australian Government School of the Year) and Templestowe Valley Primary School, the location also offers direct city access via the nearby Eastern Freeway and Bulleen Park & Ride. Framed by lush manicured lawn and meticulously landscaped gardens, this impeccably presented home showcases elegant wide engineered European Oak flooring and lofty high ceilings. An abundance of double glazed windows create an inviting sense of space and light throughout, while immaculate finishes across both levels promise to impress the most discerning buyers. An expansive open plan living and dining area features a wall mounted gas log fireplace, and flows seamlessly out through stacker doors to a generous alfresco area with a ceiling fan and plumbing ready for your outdoor kitchen and BBQ. Superbly conceived for effortless year-round entertaining, the alfresco area overlooks a family-friendly lawn with low maintenance garden borders. With opulent marble spanning thick waterfall benchtops and splashbacks, the showpiece contemporary kitchen is entirely equipped with premium Bosch appliances, including 900mm Wi-Fi induction cooktop and two ovens, and a fully integrated SilencePro dishwasher and rangehood. The kitchen also comprises extensive sleek dark timber cabinetry with Austrian soft-close fixtures, and recessed LED lighting. Secluded on the upper level, a lavish oversized master bedroom features a large fully-fitted walk-in wardrobe, and a luxe open plan ensuite with floor-to-ceiling tiling, a twin marble vanity, twin waterfall showers, a separate recessed cistern W/C, and chic matte black tapware. Two additional bedrooms are each equipped with mirrored built-in wardrobes, plus a central bathroom with twin marble vanity, a semi-frameless glass waterfall shower, an indulgent freestanding soaker bathtub, and a separate W/C. A spacious retreat living area on the upper level provides elevated treetop views, with built-in wardrobes for flexible use as a fifth bedroom / guest accommodation. Set on the main floor, a generous second master bedroom includes a large fully-fitted walk-in wardrobe and a luxurious fully-tiled ensuite with a twin marble vanity, twin waterfall showers and a recessed cistern toilet. Double glazed throughout for year-round comfort and tranquillity, and featuring Daikin VRV ducted zoned air conditioning and heating with Wi-Fi connectivity, the home also features a marble laundry and marble guest powder room, smart home security with alarm and CCTV, keypad entry, a 7000L below-ground water tank, and an oversized double lock-up garage with rear vehicle roller door access to an additional undercover area. Set just 12km from the CBD and enjoying direct proximity to the North East Link while remaining unaffected by the ongoing works, the location will continue to provide enviable access across Melbourne in the future years. Buses within walking distance include the 200, 207, 903 and 905, offering access to an array of Melbourne's finest independent schools.