

13 Lomandra Drive, Kialla, Vic 3631



House For Sale

Saturday, 27 April 2024

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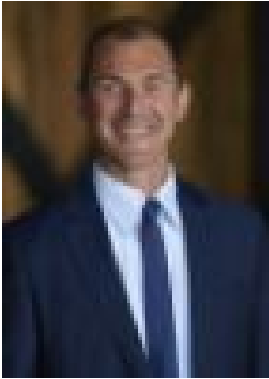
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1817 m2

Type: House



Gerald Sabri
0358311800

Expressions of Interest

Architecturally designed to capture the tranquil views of Seven Creeks bushland, this meticulously crafted residence boasts four bedrooms plus an office, offering discerning buyers a blend of modern-day luxury and eco-friendly design. Spread across 33.40sqm of living space and 51.07sqm of total floor area, this home exudes sophistication at every turn. Stunning features abound, including a blend of formal and informal living zones, a striking stone wall in the living area with 3.3m high ceilings, and burnished concrete flooring that acts as an effective thermal mass, ensuring comfort year-round by absorbing and radiating the sun's warmth during colder months. The thoughtfully designed layout promotes excellent cross ventilation, harnessing cool southern breezes to maintain comfortable temperatures in the summer. At the heart of this beautiful property lies the centrally located kitchen, adorned with quality appliances, exquisite stone benchtops, and a butler's pantry, providing ample storage and cupboard space. The luxurious master bedroom offers its own separate wing, complete with a spacious walk-in robe, full ensuite, and direct access to the stunning outdoor entertaining and pool area. The architectural layout maximizes northern exposure in all living spaces, featuring extensive double-glazing to capture the low winter sun while minimizing heat during summer, complemented by strategically placed eaves and shading. Situated on a fully landscaped 1817m² north-facing allotment, this home boasts a fully automatic watering system, an energy-efficient 10kw solar system, and a host of entertainment options, including a magnificent outdoor pool house and a solar-heated inground Aqua Technis Valentina swimming pool (8 x 4m). Additional highlights include a powered workshop (8 x 4m), 3-phase power to the house, a security system, and much more, completing this stunning residence. Nestled in a beautiful and peaceful location, enjoy evening bushland walks and convenient access to nearby schools and shops. Experience the epitome of luxury living in this extraordinary home.