

**132 Page Street, Middle Park, Vic 3206**



**House For Sale**

Tuesday, 23 April 2024

132 Page Street, Middle Park, Vic 3206

**Bedrooms: 4**

**Bathrooms: 4**

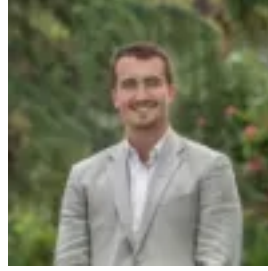
**Parkings: 1**

**Area: 336 m2**

**Type: House**



Warwick Gardiner  
0386445500



Mack Burgoine  
0386445500

## **Auction Saturday 18th May, 2:30pm**

Unforgettable original elegance has been matched by a spectacular transformation and extension that is utterly breathtaking in scale and visionary in style. Beautifully nestled within a landscaped north-facing garden and pool oasis, its unprecedented dual-level dimensions provide unparalleled versatility and family functionality that takes the art of living to extraordinary heights. Deceptive with its re-pointed single-front façade, the interior makes an immediate impact with its soaring ceilings seamlessly blending old-world glamour with modern-day style through steel-framed glass and oak flooring. Original rooms comprise an elegant sitting room with a lead-light bay window and fireplace, two glorious bedrooms with built-in storage and a striking designer bathroom with a freestanding bath and walk-in shower. Full-width expanses of steel-framed glass blur the distinction between indoors and out within the open-plan domain to the rear, where a showpiece staircase sits front and centre, outstanding with its architectural form that ascends to two remarkable ensuite bedrooms, including the primary bedroom with a luxe ensuite and walk in robe. A state-of-the-art Gaggenau kitchen with grey marble benches and an integrated Liebherr fridge/freezer presents a peerless domain for the avid chef and entertainer, leading to the private landscaped garden anchored by a heated 9m salt-chlorinated pool. A self-contained studio with a designer bathroom and access via the single remote garage adds idyllic convenience and versatility, with highlights including double glazing, 100% NZ wool carpets, Liebherr wine fridge, Billi tap, reverse-cycle heating/cooling, underfloor hydronic heating dining/living room, large laundry, 2.64 kw solar system, alarm, CCTV, video intercom, CBUS, automated blinds, 3000-litre underground rainwater tank, and dual frontage to Little Page Street. In a coveted leafy location, this is luxury redefined, steps to Middle Park Primary School, the beach, the #12 tram, the city-bound light rail, MSAC, Albert Park and Middle Park villages, and Albert Park Lake.