

# 14 Birrarrung Court, Bulleen, Vic 3105

## House For Sale

Wednesday, 27 December 2023

**JellisCraig**

14 Birrarrung Court, Bulleen, Vic 3105

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 653 m2

Type: House



Anthony Pittas  
0400079408



Nicole Qiu  
0422419357

**\$1,650,000 - \$1,750,000**

First open for inspection will be held on Saturday 6th January 3:30-4pm. A residence of remarkable sophistication, this beautiful home accommodates triple entertaining/living zones, four stunning bedrooms and three gorgeous bathrooms. The exceptionally appealing brick façade is a superb introduction to meticulously renovated interiors with elite stone finishes, and modern fittings and fixtures throughout. Polished Tasmanian Oak floors and a coffered staircase wall blend beautifully with on-trend white and grey tones. Escorting you into an exquisite formal living and dining zone with double hung sash windows creating an alluring radiance. A downstairs guest bedroom with large robe, mirrors this bay window feature and accesses a sleek floor to ceiling tiled bathroom and family laundry with custom built storage. Upstairs three elegant bedrooms with built in robes will cater for any age group with the chic neutral palette. The master is particularly impressive with a double sided fitted walk-in robe and luxe ensuite with frameless, rainfall/hand-held shower, stone topped vanity and LED vanity wall mirror. The main bathroom is a place to truly unwind and soak in the huge freestanding bath, fitted with rainfall shower, floating vanity and separate toilet. Accompanying this level, a large retreat/3rd living area promotes a scenic aspect over the neighbourhood and great space for children to gather. On the ground floor, a family and meals zone delivers first class functionality with a flawlessly devised kitchen the centrepiece of this generous domain. A stone island benchtop with bountiful, soft-closing pot drawers and cabinetry storage is matched by high-end stainless steel appliances including double DeLonghi wall ovens and gas cooktop and a Smeg dishwasher. Over-bench pendant lighting and stone splashbacks further contribute to the stunning design. Savour the serene private garden with glass doors leading to a fantastic decked pergola for hosting BBQs, parties and reflecting on the day with a quiet cup of coffee or glass of wine. Children have plenty of room to securely play on the flat lawn expanse, adjoining a large double garage and long driveway for extra off-street parking. Affording further comfort, the home appreciates: smart grey carpet and blinds, select pendant lighting, ducted heating and evaporative cooling throughout, 3 CCTV cameras, ample data/power connections, stone finishes throughout the main wet areas and ample storage with understairs and linen press. This prestigious pocket is within minutes of public transport (city express buses), the Eastern Freeway and airport connections. Close to Marcellin College, Ivanhoe Grammar and Balwyn/ Camberwell/ Kew school buses. Shopping options are plentiful with Bulleen Plaza, Macedon Square/Plaza and Westfield Doncaster. Around the corner from Sheahans Reserve, Birrarung Park, Finns Reserve and the Yarra Trails to Westerfolds Park. Convenient to Aquarena, Heide Museum of Modern Art, more soon to be built state of the art sport facilities and Kew golf courses. Great access to hospitals and medical facilities. Everything you possibly need is minutes from your front door.