

# 15 First Avenue, Aspendale, Vic 3195

MAK REALTY

## House For Sale

Thursday, 13 June 2024

15 First Avenue, Aspendale, Vic 3195

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## THE ONE | \$2.3m - \$2.5m EOI Closing 17th July

Welcome to 15 First Ave, Aspendale. Embodying the essence of coastal luxury, this 4-bedroom, 2.5 bathroom designer showpiece promotes excellence at every turn with breathtaking design aesthetics, poolside entertaining and a brilliant family design only meters from the glistening blue of the bay. Celebrating quality craftsmanship and contemporary style, the home's functional layout is packed with first-class finishes and flaunts a fashionable open plan living and dining zone that's spacious and highlighted by a soaring double height void, floor to ceiling windows to make the most of the naturally lit North facing rear, built-in fireplace and polished concrete slab with in-slab hydronic heating. The adjoining kitchen is a designer delight, complete with a vouge island breakfast bench, stone benches, double ovens, microwave, coffee machine, gas stove, integrated dishwasher, walk-in pantry and Zip tap. Adding to the home's luxurious design, sliding doors open onto an entertainer's deck and glistening pool with heat pump and outdoor hot/cold shower, while a parent's retreat sits just outside the master suite and a ground floor home office/5th bedroom/extra living space promotes versatility. Topped off by the benefits of build-in desks in the retreat and ground floor bedrooms, hydronic heating, recessed split system air conditioning, ceiling fans, multiple skylights, ducted vacuum, built-in speakers, custom cabinetry, 9.6kw solar system with battery, double glazed windows plus a garage with internal access and roof storage and driveway parking space.

**THE SPECIFICS**

- Open tread solid oak staircase leading to entire upper level parent's domain including engineered oak floorboards, retreat with built-in study desk plus a master bedroom boasting a walk-in-robe with custom cabinetry and dual vanity ensuite flaunting premium fittings.
- Three ground floor bedrooms with designer built-in robes and fitted desks, along with pure wool carpets.
- Fashionable family bathroom with wall hung vanity, heated towel rail and separate powder room.
- Lavish laundry with fitted cabinetry and stone bench.
- Versatile home office/5th bedroom or extra living space.
- Glamorous living and dining that's light filled and accentuated with a double height void, built-in fireplace, speakers and polished concrete slab with in-slab hydronic heating.
- Gourmet kitchen with designer stone benches, double ovens, microwave, coffee machine, gas stove, integrated dishwasher, Zip tap and walk-in pantry.
- Sliding doors onto decked entertaining space and heat pump heated pool with outdoor hot/cold shower.
- Finishing touches include hydronic heating, recessed split system air conditioning, ceiling fans, ducted vacuum, built-in speakers, 9.6kw solar system with battery, double glazed windows plus a garage with internal access and roof storage plus a driveway parking space.

**THE LOCATION**

- Literally paces from Rossdale Golf Course and ever so quite Aspendale beach.
- Meters from buses and Aspendale train station.
- Near Edithvale Primary and Mordialloc College and three short train stops from Mentone's educational precinct.
- Easy access to shopping facilities and Nepean Hwy.

**THE CLOSE** A designer showpiece, 15 First Ave, Aspendale is certain to be the envy of your friends with its first class finishes and quality design that delivers the perfect fusion between indoor and outdoor entertaining. The perfect poolside paradise, meters from the beach and moments from Aspendale station. **THE AGENTS** Claude Makdesi | 0405 342 244 Carlos Makdesi | 0401 132 424