

**16 Rothwell Street, Ascot Vale, Vic 3032**

**Sold House**

Wednesday, 14 February 2024

16 Rothwell Street, Ascot Vale, Vic 3032

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 6**

**Area: 1940 m2**

**Type: House**



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## Contact agent

On an elaborate corner estate at the peak of Rothwell Hill, this is undoubtedly one of the most exclusive and spectacular family residences in inner Melbourne, framed by immaculate gardens (by award-winning Exquisite Gardens) and expertly restored and extended by Elder Constructions. It showcases an inspired combination of high-end elegance, period features, advanced home automation, a balcony or terrace off almost every room and a myriad of magnificent internal/external living, sleeping and entertaining options. Featuring stunning original fireplaces, bay windows, soaring ceilings, leadlight windows and intricate ceiling details, Gladswood offers indulgent contemporary accommodation with exceptional character and ultimate flexibility.

- Breathtaking Edwardian mansion c1904
- Approx. 1940sqm on Rothwell Hill peak
- Six living options, two kitchens, two bars
- Dual master suites, home theatre & wine cellar
- Pool/spa, poolhouse, designer gardens & triple garage

Every space is distinctly unique and versatile, with an almost endless list of highlights including a lavish master suite on both the ground and first floor (one with private kitchen, one with study, both with ensuites), two huge rumpus rooms (one with wet bar), an abundance of formal and casual living and study areas and a gorgeous central dining room adjacent to the granite-bench chef's kitchen and butler's pantry. At lower ground, yet another entertaining space is on offer with an air conditioned home theatre and temperature-controlled wine cellar. Some of the finer details to be noted include new carpet throughout the front and all six bedrooms, new paintwork to many sections of the home, a newly installed car lift converting the double garage to triple, extensive smart home and CCTV upgrades, Angelo Po commercial-grade cooking appliances, four bathrooms in total plus three separate powder rooms, 12-zone Sonos system, automated irrigation and remote-access security system, zoned ducted reverse-cycle air conditioning and double-glazed windows. Beyond the lavish interior awaits a private entertainer's oasis, situated around the fully-tiled swimming pool and spa with heating and in-floor cleaning, complete with a heated undercover alfresco, kitchenette, powder room and loft space converted to a gym. With the added advantage of an internally-accessed double garage (via Roxburgh Street), secure double carport and additional off-street parking, this is a truly extraordinary family home at one of the finest addresses in Ascot Vale. In conjunction with Paul Harrison (0418 358 145) Nelson Alexander