

**17 Bellevue Street, Richmond, Vic 3121**



**House For Sale**

Thursday, 8 February 2024

**17 Bellevue Street, Richmond, Vic 3121**

**Bedrooms: 4**

**Bathrooms: 3**

**Type: House**



Elliot Gill

0411863603



James Vine

0402438271

**\$2,350,000 - \$2,550,000**

Striking a graceful contrast between functional ease and innovation in design, this remarkably reimagined Edwardian family home serves as a sanctuary of splendour and sophistication. Placed amid a blissful Bellevue Street cul-de-sac with Burnley Park mere seconds away, the home characterises an inspired owner vision, executed with expertise, creativity, and tireless attention to detail by leading architects Stonehouse + Irons. Hidden behind successive private and secure front doors, an enthralling interior promotes effortless practicality, with high set ceilings, a polished concrete floor, reclaimed red brick feature wall, suspended fire place and rustic wrought iron accents collaborating to create an unforgettable first impression. Merged by full height and width sliding glass doors, a substantial living/dining section steps seamlessly into a serene and easily kept backyard, with perennial privacy, a firepit, and outdoor kitchen with built in barbecue enlivening gatherings regardless of season. Doubtless the masterpiece of the lower level, a skylit kitchen, boasting concrete benches poured in situ with integrated European appliances, features abundant cabinet space and an array of class leading fixtures, with a colossal island bench central to the home's matchless entertaining prowess. Perfect for quiet afternoons falling into a novel, plush window seats adorn upper guest rooms and a secluded ground floor lounge; all with beautiful views of Richmond. A lavish lower bathroom joins luxe upper master and central bathrooms in displaying statement Greg Natale tiles, while a stunning main suite features an open studio and concealed walk through robe. Enjoying a 6.8 star energy rating, highlights to the home include a bespoke, floating steel stairwell with operable glass skylight, smart home integration, solar energy, mobile controlled security, hydronic slab heating, reverse cycle heating and cooling, louvred windows for optimised air flow, a brilliant banquette to dining, practical laundry, extensive storage, and multiple study station. Steps from thriving Bridge Road and Swan Street lifestyle precincts, city bound trains and trams, acclaimed public and private schools, and picturesque Yarra trails.