

18 Fraser Street, Middle Park, Vic 3206

 **RE/MAX**

House For Sale

Wednesday, 17 April 2024

18 Fraser Street, Middle Park, Vic 3206

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Oliver Bruce
0409856599



Nicholas Hoo
0398229999

\$3,400,000 - \$3,640,000

A sublime statement in contemporary style and leafy serenity beyond a captivating exterior, this 6.7 meter wide freestanding Edwardian residence has undergone a peerless architect-designed renovation and extension, resulting in a private sanctuary for relaxed living and entertaining. Positioned within a short walk to the beach, Albert Park Lake, the light rail and trendy cafes, this enchanting home is utterly irresistible, from the retained period beauty to the intelligently conceived dual-level layout, it offers family flexibility and seamless style that cultivates a north-west facing garden oasis. Behind a repointed brick facade, elegant features such as high ceilings and leadlight windows are complemented by wide oak floors, sleek architectural lines and premium marble finishes. The traditional hallway introduces a versatile sitting room/bedroom and a second bedroom, each with open fireplaces. As you enter an ultra-modern domain at the rear, the meticulously designed secondary hallway gracefully leads to a hidden staircase, passing by the marble-encased bathroom, revealing a flawless finish with integrated floor-to-ceiling storage. The exquisite main bedroom upstairs offers automated exterior blinds, wall-to-wall robes, and leafy outlooks, accompanied by a third bedroom and a stylish bathroom. Downstairs, the open-plan living and dining domain adjoins the sublime marble kitchen, promoting indoor-outdoor entertaining ease, with a new Asko induction cooktop and Miele oven, an integrated Miele dishwasher, a semi-integrated Liebherr fridge/freezer and built-in bar concealed with 'hideaway' doors. Fully retracting glass doors effortlessly connect to the landscaped courtyard garden for alfresco dining, offering ROW access for secure parking. In an unbeatable lifestyle location, this luxurious prize also includes an alarm, hydronic heating, air-conditioning, European laundry, and a study with extensive roof storage and reverse-cycle heating/cooling.