

# 18 Rankins Road, Kensington, Vic 3031



## House For Sale

Wednesday, 20 March 2024

18 Rankins Road, Kensington, Vic 3031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Charles Atkins  
0405287112



Jerome Feery  
0424163803

## **\$900,000 - \$990,000**

Prepare for a luxury lifestyle with approved architect-designed plans to replace this tired home with a sublime new domain topped by a rooftop pool and entertainment terrace. All set to be totally transformed from a weary weatherboard to a modern inner-city masterpiece, this prized property including perfect sealed-lane rear access in one of Kensington's most convenient positions comes with a council-approved green light to go ahead and build a beautiful new state-of-the-art residence. Highly-regarded Mark Richards Architects have absolutely excelled creating awe-inspiring plans for a grand design that delivers brilliant contemporary form, flair and functionality in a secluded and sunlit setting. Extending over 2 breathtaking levels with polished concrete floors before rising to the rooftop where a swimming pool and terrace provide the ultimate outdoor entertaining experience, the architectural drawings are skilfully conceived starting with a ground-floor layout including 2 bedrooms, an office, lounge room, bathroom, laundry and a wine cellar before a 6.5-metre wide remote-control garage. A central light-court void scatters light throughout as the first-floor interior unfolds from large living and dining areas to a stunning gourmet kitchen, powder room and a superb main bedroom suite integrating a dressing room, freestanding bath and beautiful ensuite. Bring these magnificent approved plans to life on a prime 172 sq. metre (approx.) parcel of land and be the beneficiaries of an easy, stress-free process leading to a luxurious city-edge lifestyle just a short stroll to Racecourse Road and Macaulay Village, Parsons Street Reserve, train station and trams while only moments to the CityLink freeway.