

# 19 Clematis Court, Warrandyte, Vic 3113

## Sold House

Wednesday, 27 September 2023

19 Clematis Court, Warrandyte, Vic 3113

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 4070 m2

Type: House



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A showpiece of superior style, space and unrivalled lifestyle living, this incredible resort style residence promotes paramount luxury with its impressive indoor-outdoor design spanning across an acre of majestic landscaped grounds. Instantly stunning, the home's securely gated entry guides you up to the home with a grand circular driveway showcasing a glorious water feature as it leads up to a drive-through portico for covered guest drop-off. Commencing your journey inside, double doors open to reveal a spacious entry foyer that connects with a captivating lounge, complete with a study nook, elegant high ceilings and an abundance of windows. Creating an indoor-outdoor ambience, both the formal dining zone and rumpus room step out through sliding doors onto a side verandah - ideally positioned to draw your gaze out over sweeping vistas. Exceptionally spacious, the open plan kitchen, meals and family room forms a fabulous social hub with an ambient open fireplace, stone benches, 900mm Smeg gas cooktop, Miele double ovens, Miele dishwasher, walk-in pantry, island bench plus a breakfast bar. A tranquil atrium adds a touch of greenery whilst infusing the space with natural light. Outside, a resort style oasis awaits, with an exquisite paved entertaining zone overlooking in-ground pool and spa, while the home's extensive landscaped surrounds enjoy the benefits of easy-care synthetic lawns plus a large floodlit tennis court with paved sitting area and basketball ring. Indulging the growing family with ample accommodation, the home offers four robed bedrooms plus a large study, including a lavish master suite boasting a dressing room with mirrored built-in-robos, luxe twin vanity ensuite featuring a spa bath, large dual shower and toilet plus French doors leading out onto a paved sitting zone. Furthermore, the home offers a twin vanity spa bathroom, dual access bathroom with toilet, two powder rooms plus a full-sized laundry. Complemented by a long list of luxury extras including; ducted heating, refrigerated air conditioning, alarm, 6.6kw solar panels, ducted vacuum, water tank, large shed, under house storage/access, 4-car garage with workbenches and internal access plus a plethora of off-street visitor parking. Delivering a tranquil lifestyle in a quiet court, moments from Warrandyte shops and cafes, walking trails, reserves, Yarra River, Currawong Bush Park, Mullum Mullum Linear Park, buses, Anderson's Creek Primary School, St Anne's Primary School, Warrandyte High School, Carey Baptist Grammar and Donvale Christian College.

**PROPERTY FEATURES:** Four robed bedrooms, including a lavish master suite  
Ensuite plus two bathrooms and a powder room  
Large study plus a study nook  
Captivating lounge  
Formal dining zone  
Rumpus room  
Open plan meals and family room with open fireplace  
Spacious stone kitchen boasting high-end appliances and walk-in pantry  
Tranquil atrium  
An acre of majestic landscaped grounds  
Side verandah with sweeping vistas  
Paved entertaining zone  
In-ground pool and spa  
Large floodlit tennis court with paved sitting area and basketball ring  
High ceilings  
Ducted heating/air conditioning  
Security alarm  
6.6kw solar panels  
Ducted vacuum  
Water tank  
Under house storage/access plus shed  
4-car garage with workbenches and internal access