

# 2 Leighton Court, Toorak, Vic 3142

**KAY & BURTON**

## House For Sale

Friday, 10 May 2024

2 Leighton Court, Toorak, Vic 3142

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 822 m2

Type: House



Oliver Booth  
0413975723



Nicky Rowe  
0428640509

### **Expressions of Interest Close 3 June at 5pm**

Placed among a serene and secluded cul-de-sac in Melbourne's most exclusive enclave, this versatile family standout presents stirring potential to revitalise, start anew on this 822sqm block, or combine with neighbouring 1 Leighton Court to create an inspired 1545sqm landmark. Hidden beyond electric gates and manicured verdure, a family-oriented interior offers instant comfort, with a stunning central garden and perimeter greenery affording leafy outlooks throughout. Introduced by a skylit entrance, successive living and dining areas adjoin a storage-rich kitchen and bright study area, continuing into a stunningly private front courtyard ideal for blue-sky barbecues in the company of friends. Delightfully distinct, a considerable rear entertaining space features a bar, open gas fire, dedicated WC, and wine storeroom, making for warm and cosy evenings in the company of guests. Perfect for a quiet coffee or evening drink, a broad deck spills into a sublime selection of backyard settings, enjoying welcomed shade and privacy courtesy of a majestic oak tree. Lined with full-width robe storage, a lower-level main bedroom with ensuite glances across the home's middle courtyard, while built-in robes, a smart upper bathroom, and elevated vistas complement three spacious, upstairs bedrooms. A tremendous family offering with scope to revitalise or rebuild from the ground up, further features include a wood fire to family area, alarm, three-car garage, additional driveway space, and climate control. Central to Toorak's vast array of lifestyle allures, it's a scenic walk through esteemed, leafy avenues to reach the renowned restaurants, exceptional coffee, boutique shops, and popular bars of Toorak Village, Hawksburn Village, and Beatty Avenue, with the verve of Chapel Street, meandering Yarra, scattered parks, transport options, and leading private schools nearby.\* All dimensions are approximate.\*\* All potential uses of the parcel and/or dwellings are subject to council approval.