

**2 Swinton Avenue, Kew, Vic 3101**

**House For Sale**

Wednesday, 12 June 2024



2 Swinton Avenue, Kew, Vic 3101

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 4**

**Area: 660 m2**

**Type: House**



Lloyd Lawton  
0398105000



Richard Earle  
0398105000

## Contact Agent

Expressions of Interest closing Tuesday, 2nd July at 12pm. In one of Kew's most prestigious Yarraside locations, this brand new contemporary home sets a new benchmark for family luxury just minutes from Kew Junction and premium private schools. Defined by its spectacular David Liddiard & Associates design, light filled northern focus and uncompromising commitment to quality, its bespoke accommodation with lift delivers a family environment of unparalleled appeal both indoors and out. Elevated and set back amongst premium family homes, magnificent five-bedroom five-bathroom spaces offer a beautiful balance of refinement and relaxation with multiple living areas, exceptional indoor/outdoor entertaining zones, pool, home cinema, gym, study, five ensuite bedrooms that include a palatial main suite and ground floor guest suite, and remote garaging for four cars. High square set ceilings crown rooms of immediately impressive proportions where a superb sense of space is further elevated by expansive floor-to-ceiling glazing, bright natural light and sweeping leafy vistas that include the main bedroom suite's City outlooks. Dedicated to unforgettable living and entertaining, the ground floor features two separate living domains with gas fireplaces, one a large open plan living and dining domain with a wall of north facing glazing that unfolds to incredible outdoor areas including an undercover entertaining domain with built-in BBQ kitchen and brilliant Escea open fireplace, sumptuous glass fenced pool and sun filled private garden. The kitchen's statement natural stone benchtops, Miele appliances including integrated fridge, freezer and dishwasher, pyrolytic, steam and microwave ovens, induction cooktop and gas burner reflect a focus on excellence that's matched by a large, equally sophisticated scullery/butler's pantry with café window. A central lift links all levels including the lower ground floor with home cinema, gym and tasting area with cellar wall featuring four integrated wine fridges. Upstairs, four oversized bedrooms are accompanied by a retreat with terrace, three featuring walk-in or built-in robes/storage and ensuites, the main bedroom's stunning spaces featuring a full-size dressing room with central island, seductive double ensuite with freestanding bath and panoramic tree top views as far as the CBD skyline. A ground floor fifth bedroom with walk-in robe and ensuite is accompanied by a study, guest powder room, cloak room and family laundry. Bespoke designer inclusions such as exquisite natural stone benchtops, handmade feature bricks, Signorino floor and bathroom tiles, heated bathroom and engineered timber floors, bronze tapware and 100% wool carpet head a long list of highlights that confirm the home's quality with family practicality ensured by zoned ducted heating/ air conditioning, in slab heating on ground floor, extensive custom joinery/storage, self-cleaning app-controlled pool, video intercom entry, CCTV security and an internally accessed four car garage with extensive storage. Walk to the Yarra and its riverside walking and bike trails, trams and Xavier College with minutes to Kew Junction shopping and dining, Victoria Gardens Shopping Centre, the CBD, MCG, and Melbourne's most prestigious private schools.