

# 20 Embling Road, Malvern, Vic 3144

 Real Estate

## House For Sale

Thursday, 1 February 2024

20 Embling Road, Malvern, Vic 3144

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Fraser Cahill  
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Joanna Nairn  
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## **Expressions of Interest Close Tues 27th Feb at 1pm**

Spectacular in scale and unbridled in luxury, every aspect of this remarkable architect designed residence has been curated to meet all the demands of a modern family lifestyle within an utterly captivating, entirely private garden and pool setting. The imposing entrance hall with polished concrete floors and soaring double height ceiling creates a dramatic first impression. To one side, a refined executive study or library serenely overlooks the private north-facing garden while an expansive sitting or media room faces a peaceful central courtyard. Full height glass on all sides accentuates the palatial proportions of the open plan living and dining room featuring a gas pebble fire, wine display cabinet and gourmet kitchen appointed with white stone benches, Bosch appliances and a butler's pantry. The living spaces open to both a Vergola covered central deck and a large undercover al fresco dining terrace with BBQ kitchen and bar fridge. It's the perfect venue for all weather dining and entertaining set against a stunning hedged garden backdrop with picturesque, heated pool and spa. The lavishly proportioned main bedroom with walk in robe and designer en suite is accompanied by three additional robed bedrooms, a stylish bathroom with separate powder-room and generous retreat with fitted study nook. In one of Malvern's most coveted precincts close to Glenferrie Rd and High St shops and restaurants, trams, excellent schools and Malvern Gardens, it is comprehensively appointed with an alarm, video intercom, in-floor hydronic heating, RC/air-conditioning, ducted vacuum, audio wiring, powder-room, mud room, laundry, irrigation, ample storage, workshop and internally accessed double garage with an additional two secured car spaces. Land size: 708sqm (approx.)