

20 Ward Street, Ashburton, Vic 3147

shelter.

Sold House

Tuesday, 15 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 603 m2

Type: House



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\$2,850,000

A remarkable modern conversion maintaining a coveted Californian Bungalow façade, this state-of-the-art masterpiece has undergone a breathtaking designer transformation with a minimalistic edge and dedication to energy efficiency. Introduced by a formal lounge, wide timber floors lead to a beautiful architectural extension revealing a sun-filled living/dining area that unfolds seamlessly to a vine covered outdoor entertainment area; creating a private and peaceful backdrop for indoor-outdoor entertaining. Enjoy a prized lifestyle location moments to Ashburton Village shops, cafés/bars, bike paths (Anniversary Trail), parklands, public transport, as well as Alamein & Ashburton train stations. Walking distance to excellent primary schools and proximity to multiple secondary schools offers a wonderful opportunity for families of all ages. No expense has been spared throughout this luxurious urban domain with superior level of finish defining a chef's inspired kitchen, flaunting illustrious Caesarstone surfaces, Asko and Miele appliances and integrated dishwasher, fridge and freezer. The bedrooms fitted with spacious floor to ceiling BIRs, including a main bedroom with luxurious ensuite and Walk-In Robe. The main bathroom features floating benches with freestanding bath and separate powder room, ensuring comfortable family living. Bedrooms and living areas all feature hydronic heating, and split system A/C's. There exists a fully sealed and insulated loft that features 88 cubic metres of safe and secure storage unexposed to the outdoor environment. A dedication to Passive House principles in its fitout, the house is highlighted by a state-of-the-art 10.5kW Solar PV system featuring cutting edge Maxis and Enphase hardware paired with Tesla Storage battery. The beautifully designed and manicured garden comes equipped with irrigation that is controlled by a smart (Wi-Fi controlled) irrigation that ensures maximum coverage and minimal water consumption. The Smart home features also include multiple cameras, smart locks, alarm and lighting systems that ensure safety and security throughout. Shelter Real Estate Agents Ashburton