

**21 Amersham Drive, Warrandyte, Vic 3113**



**Sold House**

Friday, 11 August 2023

21 Amersham Drive, Warrandyte, Vic 3113

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 3046 m2**

**Type: House**



Frank Perri

0414680483

**\$2,960,000**

Embrace an elevated lifestyle inside this exquisite French Provincial residence nestled on a lush 3,046 sqm (approx.) lifestyle block. Positioned among Warrandyte's prestigious homes, the locale's grandeur permeates this stunning dwelling, masterfully balancing opulence with practicality for the contemporary family. Spread over two magnificent levels featuring three captivating living zones extending to a stunning poolside retreat, four lavish bedrooms including guest quarters on the ground floor, three upscale bathrooms, a study, and a parade of high-end inclusions reflecting a dedication to superior design and quality - this home offers unparalleled comfort. The fireside formal lounge and dining adjacent to the guest bedroom (with two-way bathroom access) propose a secluded living area for extended family. The generously sized teenager's bedroom is ideally situated off the main open plan living domain, providing privacy. At the heart of the home, a gourmet entertainer's kitchen shines with top-tier appliances, a feature island breakfast bench, stone benchtops, and impeccably balanced finishes. The sandstone-paved alfresco area, complete with BBQ facilities and a fully tiled saltwater, solar-heated pool, is a short stroll away. Relaxation abounds with serene leafy views from the sprawling rumpus room, while the hotel-style master suite boasts a retreat, a large ensuite with a divine soaking tub, and a private balcony overlooking the pool. Additionally, this feature-rich home includes a fully fitted study nook upstairs, zoned ducted heating and refrigerated cooling, ducted vacuum, hardwood floors, plantation shutters, surround sound in the living/alfresco areas, zoned security alarm, security cameras, solar panels, irrigated gardens, three-phase power, storage shed, cubby house, a remote three-car garage, and extra parking for four cars. In a peaceful and private setting, it is conveniently located near The Pines Shopping Centre, top-tier private schools, Westfield Doncaster, and East Link.