

**21 Birdwood Street, Parkdale, Vic 3195**



**House For Sale**

Friday, 2 February 2024

21 Birdwood Street, Parkdale, Vic 3195

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Type: House**



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**\$2,300,000-\$2,500,000**

Striking a commanding presence in its bold design in this affluent beach-side pocket, this large-scale entertainer draws inspiration from Melbourne's booming late Victorian era with its polychrome brickwork and lineal accents. A circular driveway, double garage and manicured gardens (inc. automated irrigation system) all make way for what's to come - both beyond the front door and to the very back fence - including a lagoon-style, solar-heated swimming pool...And then there's the location, with the sea lapping the shore at the end of the street! A labour of love with heart and soul applied to every inch, this enchanting family wonderland immerses you in a private peacefulness behind its imposing facade. State-of-the-art outdoor entertaining including a dual fuels (wood/gas) pizza oven, a stack-stone fireplace and TWO hooded barbeques (one charcoal & one gas) overlooking the pool/spa and tropical palms. If you can bear to tear yourself away, you'll be equally impressed with what's inside. Lovingly enjoyed by the one family for 20 years, this property showcases exquisite quality, craftsmanship and detail. Timeless, classic elegance meets premium contemporary updates and renovations - embracing high ceilings and incredible northern sunlight through vast windows and glass doors connecting you at various points with the outdoors. Premium floorboards and carpets; quality blinds/plantation shutters, granite and Caesarstone surfaces; underfloor heating throughout downstairs, underfloor heating upstairs in the bathrooms, ducted heating and evaporative cooling, split system air-conditioning plus an ambient open fireplace. Security system, excellent storage and high-end appliances. No less than FIVE generous bedrooms with fitted robes plus a study, two stunning near-new bathrooms plus a stylish downstairs 3rd bathroom. The incredible upstairs master suite with a dressing room and a lavish ensuite with a freestanding bathtub, walk-in shower, toilet and bidet, and a waterfall-edge Caesarstone dual vanity. Multiple separately zoned formal and informal living zones spread over each level, and an incredible granite-top gourmet kitchen at the helm, equipped with a 900mm freestanding La Germania oven, Miele rangehood, dishwasher, solid timber cabinetry, walk-in pantry and a servery window to the alfresco! French and bi-folding glass doors seamlessly connect with the entertaining under an open/close rooftop and the pool - all tying together to make this one helluva backdrop to create your fondest family memories! Parkdale station and vibrant shopping/dining village just 300m away and VIP entry to the beach and great Bay Trail, winding dreamily through picturesque natural landscape for miles along the coast. Walk to the bay's most popular restaurants, bars and cafes; Mentone's elite private schools (Mentone Grammar & Girls Grammar, St Bedes & Kilbreda), and zoned for Parkdale Primary, Mentone Girls' and Parkdale Secondary Colleges. PLEASE NOTE: \*Every precaution has been taken to establish the accuracy of the above information but does not constitute any representation by the vendor or agent.\* Photo ID required at all open for inspections