

# 21 Glenard Drive, Eaglemont, Vic 3084

## Sold House

Monday, 23 October 2023

Miles  
EST. 1924

21 Glenard Drive, Eaglemont, Vic 3084

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 848 m2

Type: House



Brad Pearce  
0409679414



Stewart Oldmeadow  
0412119277

**\$2,150,000**

SOLD By Miles Real Estate. Considered to be one of Australia's most significant residential treasures, designed in 1917 by eminent architects Walter Burley Griffin, Marion Mahony Griffin, and their brother-in-law Roy Lippincott, this iconic family residence stands perfectly intact on level land in Griffin's tranquil riverside Glenard Estate. A rare example of Arts & Crafts Prairie-style architecture with its emphasis on nature, craftsmanship and simplicity, Lippincott House with its soaring gable roofline, decorative brickwork rising from a splayed base, and banks of geometric windows showcases Griffin's signature style that's in seamless harmony with its native garden surroundings. Generations of the one family with their shared love of nature and creativity have cared as custodians for this warm and inviting home, respecting its special place in history, while commissioning updates for modern comfort. Natural timber accents of ceiling beams, window frames and polished floorboards, along with exposed brick walls in some areas, extend throughout the evocative two-level interior that includes three bedrooms with built-in robes and modernised bathrooms on both floors. Complemented by hydronic heating, split-system air-conditioning and security alarm, the layout is directly introduced by a light-filled living and dining room featuring a unique pyramidal-hooded fireplace and a pass pantry. A versatile study/home office extends through folding doors to a charming lounge room (open fireplace) while a solid timber kitchen updated with Smeg/Miele appliances (induction cooktop) adjoins a wonderful terracotta-floor meals area. The family's respect for the environment is still evident today, with a large paved terrace set amongst established gardens scattered with gumtrees and bird-attracting plants. At the rear is a triple carport and a separate north-facing, single-level apartment in the modernist style that offers incredible flexibility, with its large bedroom, spacious living/dining room, kitchen, bathroom and heating and cooling. Lippincott House presents a genuine once in a lifetime opportunity to take your place in twentieth-century architectural history and continue the tradition of life, love and laughter on a 848m<sup>2</sup> allotment (approx). Peacefully and conveniently located close to river parkland and the Main Yarra Trail, East Ivanhoe Village cafes, Burgundy Street precinct shopping, train station, excellent schools and the Austin and Mercy Hospitals.