

**22 Duncan Street, Sandringham, Vic 3191**

**WHITEFOX**

**Sold House**

Friday, 3 November 2023

22 Duncan Street, Sandringham, Vic 3191

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 2**

**Area: 817 m2**

**Type: House**



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## Contact agent

OBVIOUS Redefining contemporary luxury from opposite the leafy expanse of RG Chisholm Reserve, this as-new, five-bedroom residence is a luxurious family entertainer relentlessly committed to excellence. Exceptional quality and bespoke style flow through extraordinary open-plan living and zoned accommodation to lavish poolside alfresco entertaining, revealing a true testament to leisure and indulgence. Creating an instantly dramatic sense of occasion, the double-height entrance void effortlessly gives way to an open-plan domain set under lofty ceilings. Premium herringbone oak floors add undeniable warmth to the light-filled interior, highlighting the stone benchtops and suite of appliances within the showpiece kitchen, where a butler's pantry adds to the impressive entertainer's layout. Impressively, huge glass sliding doors extend outdoors to undercover alfresco dining and a fantastic landscaped garden overlooking the home's in-ground swimming pool, worthy of a Palm Springs resort. Upstairs, four luxurious bedrooms boast walk-in robes and access to an ensuite or Jack and Jill bathroom, including the grand main suite with park outlooks, a walk-through fitted robe and an oversized bath-ensuite. A private home office with provisions for robes acts as a 5th bedroom option downstairs, matched with a media room wired for surround sound. Further highlights include a separate studio/gym with front garden access, a double garage with internal entry, a mudroom, an alarm and CCTV, automated irrigation, zoned heating and air conditioning and intercom access via pedestrian and vehicle gates. SEALS THE DEAL Located within easy reach of Sandringham College, Sandringham Village, trains and the beach, and built to a high specification for the ultimate family lifestyle, this once-in-a-lifetime home is truly something special.