

22B Gipps Avenue, Mordialloc, Vic 3195

buxton

Sold Townhouse

Thursday, 10 August 2023

22B Gipps Avenue, Mordialloc, Vic 3195

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Contact agent

Setting a new standard in prestige living, this just-completed 4 bedroom plus home-office area, 2.5 bathroom home from Clancy Constructions offers 280sqm of ground-breaking family living (plus al fresco areas) on a perfect-sized approx 433sqm block. Designed for how families live today with a garden-access master-suite set quietly on the ground-floor, and children's quarters zoned exclusively on the first-floor, this architectural home offers expansive living zones upstairs (with all-day sun) and down (with seamless garden access). At garden level, family living-dining wraps a 16 sqm al fresco area with a pillarless corner of glass-sliders, while above a light-filled lounge extends northwards to a 12sqm balcony. Featuring an elite appliance kitchen (including dual Miele ovens) and a true butler's pantry (with sink), the home showcases this leading builder's signature quality and style with fully-tiled dual-vanity bathrooms (main with semi-freestanding bath), and custom joinery including a dual-workstation home-office area, mirrored bar-cabinetry, and fitted robes including a bespoke walk-in robe for the master-suite. In this exceptional home, high-end interiors include premium Smartstone benchtops (even for the laundry and butler's pantry), extra-width, extra-length European oak floors (echoed in limed Blackbutt decking) and imported Italian and Japanese tiles (plus Portuguese limestone pavers for the balcony). Offering bold architect design at every turn, the home opens up to blue-sky views with a vaulted clerestory roofline rising to 4m for principal living, and a towering two-storey window framing the striking iron-balustraded stair. Landscaped to perfectly utilise this well-sized site, the property features a double auto-garage plus parking on an aggregate drive and a genuine lawned backyard shaded by a tall flowering gum. Prestige appointed with Daikin Smartphone-operable ducted heating and air-conditioning over four zones plus a high-grade Escea gas log-fire, the home's climate-control is enhanced by under-tile heating and heated towel rails and fan-cooling for every bedroom. Secured by Bosch alarm, video intercom and keyless entry, the home takes a future-forward approach with above-specification insulation to internal and external walls, thermally broken double glazed windows, a 2480L tank, and provision for EV charging in the garage. Walking distance to Mordialloc's beachside restaurant, retail and rail hub, this impressive home is a jog to the beach, two blocks to the creek-side reserve, ovals, tennis courts and walking/cycle tracks, a walk to St Brigid's and Mordialloc Primary Schools, minutes to golf courses and boat access, and just three stops down the train-line to the Mentone school district. For more information about this benchmark home contact Wesley Belt at Buxton Mentone on 0418 310 753