

# 23 Sylvan Street, Montmorency, Vic 3094

## House For Sale

Tuesday, 11 June 2024

23 Sylvan Street, Montmorency, Vic 3094

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 740 m2

Type: House



James Park

0472669703

**ESR: \$1,900,000 - \$2,050,000**

Expressions of Interest: Offers Close Tuesday 2nd July at 12pm (Unless Sold Prior)A carefully considered vision by Levan Design, artisan construction by Van Oord building and an uncompromising commitment to quality from the owners that saw the introduction of the finest local and imported fittings, fixtures and finishes has seen the reimagining of Patanga (place of gum trees) into a spectacular contemporary residence. Behind a timeless façade, a cohesive palette of Oak engineered timber floors complementing neutral-toned walls delivers contemporary refinement while allowing an extensive range of carefully considered appointments to shine.The spacious open-plan living meals anchored by a woodfire heater, seamlessly integrates a Caesarstone finished kitchen appointed with bespoke cabinetry, brushed nickel tapware, pendant lighting from Normann Copenhagen and premium appliances from Smeg and Bosch...all backdropped by individually-selected kitchen tiles, handcrafted in Morocco using techniques from the 13th century. A stunning blend of form and function, this epicurean haven extends into a spacious, fitted butler's pantry and introduces a gas strut servery window to the alfresco area.Complementing the living area, accommodation spaces include a main bedroom finished with a wall of custom-built fitted robes and an ensuite featuring a handmade high-fired clay basin set in a Caesarstone vanity and accompanied by brushed nickel tapware. Floor tiles of natural stone, hand-picked and imported from the quarries of Turkey in a distinctive herringbone pattern, are complemented by floor-to-ceiling wall tiles to create 5-star hotel luxury to everyday living. Thoughtfully zoned from the main bedroom are three further bedrooms that share an equally impressive, decidedly luxurious bathroom that takes its quality and design cues from the ensuite.Underscoring the commitment to quality and the no-expense-spared brief, the laundry, complete with an array of storage solutions, also boasts Caesarstone finishes and features premium tapware. Roofed for year-round enjoyment, the expansive merbau decked alfresco not only delivers a spectacular space for living, dining, entertaining, and cooking but also links the main house to a spacious garage/studio.Graced with a sealed concrete floor and a full bathroom, it is the ideal gym, teen retreat, headquarters for your home-based business or would suit multi-generational living. Introducing a welcome bonus, it includes a spacious mezzanine level. Reached by a clever retracting staircase, making space for two vehicles, it would be perfect for an office or media room.The comprehensive list of inclusions introduces ducted reverse cycle climate control, double glazing to windows and doors, day-night blinds, 3-phase power, parking for four cars and the remainder of the builder's warranty. Wrapped in a 739m2 (approx.) allotment landscaped in easy care natives and introducing paths of reclaimed reds from the original fire-place, it enjoys a sought-after location just a short walk from the train station, primary school and every lifestyle advantage bustling Were Street has to offer.\*\*\*PHOTO ID REQUIRED AT OPEN FOR INSPECTIONS\*\*\*