

23 Talbot Crescent, Kooyong, Vic 3144

KAY & BURTON

House For Sale

Wednesday, 17 April 2024

23 Talbot Crescent, Kooyong, Vic 3144

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1147 m2

Type: House



Gowan Stubbings
0390861144



Oliver Booth
0413975723

Expressions of interest close 13 May at 5pm

Perfectly positioned with leafy views over Sir Zelman Cohen Park, this gorgeous, meticulously-built home combines north-facing family living with elegant entertaining spaces in a tightly-held avenue close to Kooyong Village and elite schools. Lovingly enjoyed by the same family for nearly 30 years, the stunning residence delivers the light-filled, beautifully-proportioned, contemporary spaces that acclaimed Australian architect Wayne Gillespie was known for. Privately positioned behind a secure wall and tranquil front courtyard, this spacious home, which sits on a substantial 1147 sqm (approx.) land holding, takes full advantage of its parkside location as well as maximising views and natural light. Entering the striking home, you immediately get a sense of the thoughtfully-designed spaces that lie within. A welcoming entrance hall flows past a handsome front study with extensive shelving and cabinetry to introduce the spacious formal living and dining spaces at the rear. Both benefit from sliding doors which open on to an inviting heated pool and poolside entertaining area offering a relaxing sanctuary in the warmer months and the perfect spot for alfresco entertaining. A second living, dining and kitchen space forms the heart of the home, with the latter offering Miele appliances, granite benchtops and extensive cabinetry. This space also flows on to the entertaining terrace with views over the private tennis court and park at the rear. A downstairs rumpus room with kitchenette and storage room offers further space for a family to spread out. A feature staircase takes you up to the first floor where four bedrooms with built-ins include the serene master suite with dressing room with built-in robes and sparkling ensuite. A full-length balcony runs the length of the top floor allowing three of the bedrooms to enjoy the amazing views from this level. A family bathroom with bath and large walk-in shower and separate toilet rounds out the amenity of this floor. Further appointments of this captivating home include gorgeous travertine flooring, powder room, additional full bathroom servicing the outdoor pool and entertaining area, laundry, ducted heating and cooling, double garage, security entry and beautifully landscaped, low-maintenance gardens. Perfectly comfortable as is, this rare opportunity also presents with options to add value in a coveted location close to the shops and restaurants of Glenferrie Road, Kooyong Village and Kooyong Lawn Tennis Club, with easy access to a range of elite schools including Scotch College.