

**249 Melbourne Road, Newport, Vic 3015**



**House For Sale**

Thursday, 13 June 2024

249 Melbourne Road, Newport, Vic 3015

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



Vesna Anackov  
0393975555



Anthony Gunn  
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**\$1,650,000 - \$1,750,000**

Defined by contemporary elegance, superior quality, lavish finishes and impressive proportions, this stunning family residence offers established gardens and a desirable Newport location. The essence of functional living and design will accommodate any growing family in absolute luxury. A welcoming portico entrance reveals a very broad central hall and light filled home office ( 4th bed) with modern French style doors, the other is the luxury Master bedroom with ensuite and Walk in Robe. Freshly polished floorboards flow through the heart of the home, the modern wood crafted kitchen with spectacular designer details creates a focal point to showcase the superb natural stone bench, quality stainless-steel appliances, including dishwasher and elite Le Germania 900mm dual fuel upright oven with canopy rangehood. Adjoining is an exceptional open living and dining room with a gas-log fireplace, seamlessly connecting to the private decked Alfresco through double sliding doors for all year round entertaining, Luxury central bathroom with spa bath, separate laundry room with ample storage and direct external access located on the ground level. A beautiful custom-made staircase connects upstairs to a light filled second living area adjoining a balcony with views over the front garden and streetscape. In addition, there are two superbly proportioned bedrooms with built in robes, main with private balcony, elegant central bathroom with shower and bath and a separate powder room. Further details include 3m high decorative recessed tray ceiling, LED and feature lights, timber hardwood flooring, Under stairs storage, linen robes, new plush carpet throughout the bedrooms and second living area, zoned reverse cycle heating and cooling, video intercom, NBN, alarm system, ducted vacuum system, remote control, oversized double garage with storage room and ROW access, security doors to front and back doors, lockable side gates, rear courtyard with low maintenance garden beds. There is a separate kitchen/meals and powder room adjacent to the garage, and much more. An exceptional home made all more appealing by the most desirable location, you're an easy stroll to Hall Street and Mason Street where you can lap up the relaxed caf culture, boutique shops, Newport train station, public transport, reserves, parks and local schools, all whilst being only a short distance to the Strand and CBD. Further details by calling Vesna Anackov M: 0423 042 590 or Anthony Gunn M: 0409 377 449