

# 25A Great Valley Road, Glen Iris, Vic 3146

 Real Estate

## House For Sale

Thursday, 11 April 2024

25A Great Valley Road, Glen Iris, Vic 3146

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 453 m2**

**Type: House**



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## **\$3,000,000- \$3,300,000**

Designed with flair and precision by noted architect Trevor Burns, this spectacular brand new contemporary residence sets a new benchmark in sophistication and style with its premium quality, bespoke finishes, impressive proportions and state of the art technology. Soaring 3m ceilings, full height solid doors, Tasmanian oak floors, customized joinery and an abundance of Super Grey Dolomite stone emphasise the scale and highlight the attention to detail throughout. The wide entrance hall introduces the expansively proportioned open plan living and dining room with a gas log fire and gourmet kitchen appointed with premium Asko appliances, Super Grey benches, integrated fridge/freezer and butler's pantry with 2 bar fridges. Full width glass sliders open the living to a large undercover al fresco dining deck with fan and the landscaped north-facing private garden. Overlooking gardens through a wall of glass, the beautiful downstairs main bedroom with lavish walk in robe and designer en suite is matched upstairs by a second gorgeous main bedroom with walk in robe, deluxe en suite, balcony and home office/nursery, two additional double bedrooms with walk in robes and shared en suite and a fabulous media room/retreat. Idyllically situated just metres to Nettleton and Ferndale Parks, Gardiner station, schools, Ashburton Village and Gardiner's Creek bike path, it includes alarm, Google smart home automation, zoned RC/air-conditioning, 2 powder-rooms, laundry, remote blinds, irrigation, ample storage, auto gates and internally accessed double garage