

**26 Fletcher Street, Essendon, Vic 3040**



**House For Sale**

Wednesday, 12 June 2024

26 Fletcher Street, Essendon, Vic 3040

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 10**

**Area: 1104 m2**

**Type: House**



Bruce Warburton  
0393742199



Brad Teal  
0393742199

## EOI - Closing Monday, 1 July @ 5pm

Generous, refined, radiant and sophisticated, this is an outstanding home for the discerning family. Showcasing a sublime extension by renowned architect Bily Kavellaris of KUD, this majestic Victorian is a glorious six-bedroom beauty. Poised on an expansive corner allotment of approximately 1104m<sup>2</sup>, the distinguished home is introduced by an established manicured garden and offers secure vehicle access from both Fletcher and Hoddle streets. Beyond a leadlight-rich entrance, formal lounge and dining rooms epitomise graceful character, while the harmonious extension centres around a magnificent living room, soaring to a spectacular skylight. A 1200mm Ilve stove with two ovens, commercial grade Qasair rangehood, Miele dishwasher, Franke sinks, and custom-made timber cabinetry unit with stone surfaces and a walk-in pantry in a gourmet's dream kitchen. Glass doors facilitate flow to a Tuscan entertainer's courtyard, savouring a northerly rear aspect. Ascending from the living room to a relaxing mezzanine and first floor, a custom-made iron staircase embodies thoughtful design. Further incorporating a large meals zone, family room and home office, luxurious design shines. Each of the two storeys features a serene main bedroom with walk-in robe and luxurious ensuite, in addition to a marble-tiled family bathroom on the ground floor. European light fittings, ornamental fireplaces with marble mantels, parquet, fully carpeted bedrooms, a second private courtyard, heating, refrigerated cooling, video intercom, alarm, secure tandem parking and vast automatic garage, with workshop and cellar, ensure impeccable impressions throughout. A short stroll to Penleigh & Essendon Grammar (primary), St Monica's, St Columba's, Ave Maria schools are nearby and zoned to Strathmore Secondary College. With tram at the doorstep, and moments to trains, buses, cafes, restaurants and Windy Hill as well as thriving shopping precincts including North Essendon Village and Moonee Ponds Central. Generous, refined, radiant and sophisticated, this is an outstanding abode for the discerning family.