

**27 Reids Lane, Warranwood, Vic 3134**



**House For Sale**

Tuesday, 16 January 2024

27 Reids Lane, Warranwood, Vic 3134

**Bedrooms: 4**

**Bathrooms: 2**

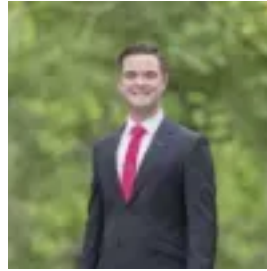
**Parkings: 2**

**Area: 4000 m2**

**Type: House**



Jen Harlow  
0398706211



Cory Phillips  
0398706211

**\$2,600,000 - \$2,800,000**

Spectacular quality and award winning architectural design combine in this incredible bespoke home. Delivering meticulous light streamed proportions and extensive glazing that showcases a unique garden sanctuary wrapping around the entire property. Crafted for effortless indoor-outdoor integration, the cutting-edge residence is indulged by a solar heated swimming pool and multiple accommodation. Located in a pocket saturated with elite schools, native parkland and numerous wineries and cafes. Hosting an abundance of lifestyle pleasures, the interiors are beautifully furnished to incorporate high-end appointments, polished concrete flooring and dramatic ceiling heights up to 6m high approx. An open collaboration of fireside living and dining zones mingle with an engaging Caesarstone kitchen and generous butler's pantry. Fully equipped with Miele appliances, combi/microwave plus oven and integrated dishwasher. Relax at the breakfast bar or open up the doors and host incredible soirees on the merbau timber deck, with direct pool entry. Share the lush valley outlook with friends over a BBQ or glass of wine, listening to the chatter of kookaburras, Tawny Frogmouths and King Parrots. Retire to the atmospheric firepit area on chilly Melbourne nights. The acre approx allotment invites great play space for a growing family with numerous zones to expend energy and collect your thoughts. A stunning arbour and alfresco dining laid beneath ornamental vine, provides a shady place to rest and appreciate the myriad of butterflies and bees pollinating the garden. An innate sense of warmth and aspect engages the 4 bedrooms (3 WIRs/1BIR) and 2 luxe bathrooms (freestanding bath in main), with the master relishing its own private ground level quarters. Exquisite contours in the ensuite become a standout feature, encompassing dual vanity and excellent storage. Ideal for children, the large upper rumpus/second living room overlooks a peaceful succulent garden. This generous space presents a raked ceiling, and offers the versatility to convert to a 5th bedroom if required. This unforgettable family home boasts many inclusions: front boardwalk and over void entrance foyer, powder room, gas ducted heating, in-floor electric heating, ducted refrigerated cooling/heating, electric blinds, laundry and considerable storage throughout including a large linen cupboard, 10,000L capacity water tank, veggie patch and fruit trees, 5kW solar roof panels, ducted vacuum, and a double remote garage with workshop area (rear and internal access) and off-street parking in addition to a second crossover and entrance off Brysons Road, ideal for a tradesperson or storing a caravan/boat etc. If you seek the unique beauty of the home and its gorgeous garden outlook but prefer a smaller allotment, there is the option of subdividing the 2,000m<sup>2</sup> block with a separate street frontage to Brysons Road. Sell this new land parcel or build a second home for a relative (STCA) and still enjoy your half acre with Reids Lane frontage – choices are boundless! Walk to Warranwood Reserve with trails leading to Yarra Valley Grammar, Luther College and Good Shepherd Primary, along with nearby Warranwood Primary and Rudolf Steiner School. Minutes to Quambee sports facilities (tennis, pony club, football and cricket) and McAlpin Reserve for family picnics. Enjoy a brisk walk around Mt Lofty or along Warrandyte's Yarra River, with the option to kick back and enjoy a class of chardonnay at Rob Dolan, Olivigna and Kellybrook wineries or further afield in the Yarra Valley. Shopping, dining and local coffee bars are in abundance at McAdam Square, Town Square and Eastland. Connected by buses to Ringwood Station and minutes to the freeway and Eastlink. Come and see why this home is so iconic to the area, and you will no doubt fall in love with it too.