

28 Adams Street, South Yarra, Vic 3141

KAY & BURTON

House For Sale

Saturday, 4 May 2024

28 Adams Street, South Yarra, Vic 3141

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House



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Expressions of interest close 4 June at 5pm

Exclusively positioned in one of South Yarra's most coveted addresses, 'Atherley' is a grand, freestanding Italianate villa that combines relaxed family living with exceptional entertaining spaces and modern amenities. With off-street parking for three cars, the double-fronted late Victorian residence boasts an elegant period façade with a wide veranda, stately arches, original tiles and intricate latticework. Lovingly enjoyed by the same family for 24 years, the exquisite home has been extensively renovated to create a quiet sanctuary offering an impressive level of luxurious sophistication and contemporary comfort. On the ground floor, a formal living and dining room with a marble fireplace is an elegant retreat. It's paired with an equally handsome study/library with extensive joinery and a charming bay window with gorgeous stained glass. At the rear, a light-filled architect-designed extension houses the informal living and dining space. A wall of floor-to-ceiling windows creates a seamless transition to the landscaped, low-maintenance garden and the pivot doors extend the living area into an entertainer's courtyard with built in BBQ. Back inside and the well-appointed kitchen combines a Calacatta marble island with sleek integrated cabinetry and premium appliances including a De Dietrich induction cooktop. A concealed butler's pantry with extensive shelving, rumpus room/retreat and marble powder room round out the considered amenity of this floor. Upstairs, a towering skylight sits above the contemporary staircase and floods the home with natural light. A stunning parents' retreat with an additional living area, access to a large private balcony and walk-in robe is situated at the front of the house and boasts a stone ensuite with double marble vanity. Three further spacious bedrooms – all with built-in robes and joinery – are serviced by a family bathroom, while a fifth bedroom with ensuite, robe and study area is nestled on the top floor. Other features include soaring ceilings, great laundry, electronic blinds and shutters, Grey Ironbark flooring, heating, cooling, garden lighting and irrigation system, security alarm, covered garaging and abundant storage. Ideally positioned just metres from glorious Fawkner Park, this alluring opportunity is within walking distance of the Royal Botanic Gardens, Domain Road cafes and restaurants and Melbourne Grammar School with easy access to a range of other primary and secondary schools, public transport and the CBD.