

**2B Roydon Street, Hampton East, Vic 3188**



**Townhouse For Sale**

Thursday, 30 May 2024

2B Roydon Street, Hampton East, Vic 3188

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: Townhouse**



Lambros Bollas  
0413861979



Harrison Mosley  
0423194302

**\$1,950,000 - \$2,050,000**

Make your mark with benchmark quality and a landmark position on the park. Just completed to a spectacular standard of quality and design, this four bedroom plus home-office, 3.5 bathroom home from Silver Arc Architects makes a bold statement on a highly-sought Hampton-border streetscape before stepping back to a quiet rear boundary (with secure gate) to recently rejuvenated Wishart Reserve. Unfolding beyond a massive pivot-door with a 3.2m-high entry-lobby, this towering design steps back with voluminous 3m ceilinged living-dining opening out in two directions... and steps up through a soaring stairwell to a second light-filled living zone at the heart of the lofty first-floor. Versatile by design with suites on each level, there's a treetop master-suite with robed dressing-area and luxe ensuite plus a similarly well-fitted ground-floor guest or alternative master-suite. A showcase of elite architectural style with a soon-to-be rare Escea gas-fireplace centre-stage in living, lofty square set ceilings above tall full-height doors, and shadow-line architraves alongside P-50 skirts the home is characterised by curvaceous lines; from the dining bench, to the first step of the stairwell, to walls inside and out! Meeting a demanding architectural specification with an elite AEG appliance kitchen featuring a streamlined integrated fridge and Billi chill/filter tap, the home is impeccably curated with textural Tundra Grey limestone for every benchtop (even the laundry and well-appointed butler's pantry), limed wideboard oak floors echoed in an open-tread stair, luxe loop-pile carpets. Styled with airy roof-hung sheers on tall floor-to-ceiling double-glazing and dual-vanities for the terrazzo-style, fully-tiled bathrooms...it's all been considered here from a sculptural egg-bath, to soaring skylights, to designer lighting in wall, pendant and LED formats. Uncompromising by appointment with individual reverse-cycle climate control to every room, the home is secured by video-intercom and alarm security supplemented by fingerprint and digital keyless entry. Even the outdoors are expertly conceived and crafted with an all-weather alfresco zone with an Artusi BBQ bench, and an auto-garage hidden within the black-slatted feature wall of the polished concrete façade. Open the gate and set the pups and kids free in the park, find local shops around the corner, the Haileybury and St Leonard's Colleges and Hampton St just down South Rd and Dendy St's famous bathing box beach just a little further on. Live on the park in a family benchmark!